QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Richard Kottler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clayton Kottler (NAME)	**Same** (NAME)	
500 Brentlawn Dr. (ADDRESS)	(ADDRESS)	**119-06-0-192.00**
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **RICHARD KOTTLER, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO, **CLAYTON KOTTLER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 ON THE PLAN OF STERLING HEIGHTS, SECTION TWO OF RECORD IN PLAT BOOK 1424, PAGE 104, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD KOTTLER, MARRIED, BY WARRANTY DEED FROM JOHN R. WALL, JR., UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20150706-0064690, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JULY 1, 2015.

SAID PROPERTY HAVING NEVER BEEN A MARITAL RESIDENCE OF GRANTOR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

BILL GARRETT, Davidson County
Trans:T20170025500 DEEDQC
Recvd: 03/27/17 10:22 2 pgs
Fees:12.00 Taxes:0.00

20170327-0029451

This is
( ) **unimproved**
(X) **improved**

property known as **59 Elberta Street, Nashville, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 23 day of March, 2017.

Richard Kottler

Richard Kottler

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Kottler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of March, 2017.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212