QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170054820 DEEDQC
Recvd: 06/27/17 09:55 2 pgs
Fees:12.00 Taxes:0.00

20170627-0064437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Philip Rykwalder (NAME)	NEW OWNER (NAME)	
41 Peobody St. (ADDRESS)	(ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	081073C00200CO

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **SOUTHERN STATES PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **PHILIP RYKWALDER**, HEREINAFTER CALLED THE GRANTEE (S), THEIR AND ASSIGNS, ALL OF ITS 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 Unit No. B, as shown on the Declaration of Covenants, Conditions and Restrictions for Buchanan Nordic Residences, of record in Instrument No. 20170421-0039410, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Southern States Property, LLC, a Tennessee limited liability company by Quitclaim deed from Philip Rykwalder, unmarried of record in Instrument No. 20150514-0044273 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on May 14, 2015.

This is
(X) unimproved
( ) improved
property known as **1806 B 15th Avenue North, Nashville TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 22 day of June, **2017.**

Southern States Property, LLC, a Tennessee limited liability company

John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Gleaves**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be an Authorized Agent of **Southern States Property, LLC, a Tennessee limited liability company** the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 of June, 2017.

Notary Public

My Commission Expires: 10-7-19
(SEAL)



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