THIS INSTRUMENT PREPARED BY: ELIZABETH RYDER SYKES, 150 FOURTH AVENUE, NORTH, SUITE 1820, NASHVILLE, TENNESSEE 37219.

This deed has been prepared based upon information supplied by the Grantor and no independent title search has been conducted.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
David C. Rutherford, Jr., Cheryl Lin Rutherford and Cynthia Lea Rutherford	– same --	143 01 0B 220.00
220 Windsor Terrace Drive		
Nashville, TN 37221		

Davidson County DEEDQC
Recvd: 07/26/17 15:37 4 pgs
Fees:22.00 Taxes:0.00
20170726-0075866

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a re-conveyance, I, **DAVID C. RUTHERFORD, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF LINDA RUSSELL ELLIOTT**, by these presents, do hereby quitclaim and convey unto **David C. Rutherford, Jr.**, a one-third (1/3) undivided interest; unto **Cheryl Lin Rutherford**, a one-third (1/3) undivided interest; and unto **Cynthia Lea Rutherford**, a one-third (1/3) undivided interest, their successors, heirs and assigns, each as tenants in common, of the Estate's right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 220 of Windsor Terrace Condominiums, as described in the Master Deed Establishing Horizontal Property Regime of Windsor Terrace Condominiums, of record in Book 7150, Page 921 and amended in Book 7436, Page 667; Book 7464, Page 297; Book 7436, Page 667; Book 7661, Page 40; Book 7729, Page 206 and Book 7980, Page 717 all on the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interest and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof and the two parking spaces shown on Exhibit "C" to the Fourth Amendment to Master Deed of record in Book 7980, Page 717, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Russell Elliott from Gay Nell Carr and husband, Richard E. Weaver, by Warranty Deed, of record in Book 9392, Page 195, Register's Office for Davidson County, Tennessee.

The said Linda Russell Elliott having died testate on December 9, 2015,and whose probate estate is being administered in the Seventh Circuit Court of Davidson County, Probate Division, Nashville, Tennessee, under Docket No. 17P1051; and said property having vested in David C. Rutherford, Jr., Cynthia Lea Rutherford and Cheryl Lin Rutherford, as the sole heirs of Linda Russell Elliott.

This conveyance is made subject to the terms and conditions of the Master Deed for Windsor Terrace Condominiums as of record in Book 7150, Page 921 and amended in Book 7436, Page 667; Book 7464, Page 297; Book 7436, Page 667; Book 7661, Page 40; Book 7729, Page 206; and Book 7980, Page 717, all in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 220 Windsor Terrace Drive, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 24 day of July, 2017.

ESTATE OF LINDA RUSSELL ELLIOTT

BY: David C. Rutherford, Jr.
David C. Rutherford, Jr.
Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $ - 0 - .

W. H.

AFFIANT

Sworn to and subscribed before me
this 24 day of July, 2017.

Linda Gayle Dillard
NOTARY PUBLIC

My Commission Expires:

LINDA GAYLE DILLARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 9, 2018

****

STATE OF TENNESSEE)
Maury
COUNTY OF ~~DAVIDSON~~)

Before me, David C. Rutherford Jr., a Notary Public in and for said County and State, personally appeared **David C. Rutherford, Jr., Personal Representative of the Estate of Linda Russell Elliott**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 24 day of July, 2017.

Jenny L. Brooks
NOTARY PUBLIC

My Commission Expires:

03/19/2019

JENNY L. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda Gayle Dillard
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna Pogue, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Donna Pogue
Notary Public

My Commission Expires: 1-9-2018

