QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170070990 DEEDQC
Recvd: 08/16/17 10:06 2 pgs
Fees:12.00 Taxes:0.00
20170816-0083982

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Megan Fowler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

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)
Frederick William Heldenfels **Lindsey Hamlin Heldenfels**	**Same**	
(NAME)	(NAME)	**072-14-0U-002.00-CO**
1609 B Cahal Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **FREDERICK WILLIAM HELDENFELS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **FREDERICK WILLIAM HELDENFELS AND WIFE, LINDSEY HAMLIN HELDENFELS** HEREINAFTER CALLED THE GRANTEES, 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:

Being Unit B of 1609 Cahal Avenue Townhomes, as set out in the Declaration of Covenants, Conditions and Restrictions for 1609 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140602-0047170, and amended in Instrument Number 20150507-0041931 Registers Office for Davidson County, Tennessee, to which reference is hereby made for a complete description hereof.

BEING THE SAME PROPERTY CONVEYED TO **FREDERICK WILLIAM HELDENFELS**, BY WARRANTY DEED FROM **REGAL HOMES, CO.,,** OF RECORD IN INSTRUMENT NUMBER **20160321-0026409**, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE **18TH DAY OF MARCH, 2016**.

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*****

WG

This is
( ) unimproved
(X) improved

property known as **1609 B Cahal Ave., Nashville, TN 37206**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 11 day of August, 2017.

Frederick William Heldenfels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frederick William Heldenfels**, 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 11 day of August, 2017.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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