QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August, 2017.

Notary Public

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

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170072187 DEEDQC
Recvd: 08/21/17 09:24 3 pgs
Fees:17.00 Taxes:0.00
20170821-0085450

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)
Rudy Family Limited Partnership	**Same**	
(NAME)	(NAME)	**68 041.00**
2012 21st Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, WE, **JAMES A. LEWIS, HILDA M. LEWIS, MARY FRANCES RUDY, AND CHARLES PATRICK FLYNN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **RUDY FAMILY LIMITED PARTNERSHIP,** ONE-HALF **(1/2)** UNDIVIDED INTEREST; AND **CHARLES PATRICK FLYNN,** ONE-HALF **(1/2)** UNDIVIDED INTEREST 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:

A tract of land in the 13th civil district of Davidson county, Tennessee, described according to a survey made by Hickerson, & Hickerson, engineers, October 5, 1961, as follows:

Beginning at a point in the center of Old Hydes Ferry Road, known as Ashland City Road, being the northeast corner of the property conveyed to S. H. Johnson and wife, by a deed from George W. Tribble of record in book 1414, page 137, Register's office for Davidson County; thence, along an old established wire fence to the Cumberland River, as follows; South 12 degrees East 323 feet, South 34 degrees East 35' East 205 feet to a fence post, South 42 degrees East 15' East 182 feet to a 20-inch walnut tree in the fence line, South 43 degrees 30' East 281 feet to a hackberry tree, South 52 degrees 20' East 170 feet to a fence post, south 38 degrees 30' East 216 feet to a elm tree, South 69 degrees 35' East 136 feet to a fence post, South 82 degrees 50' East 98 feet to a cedar tree in the fence line, and South 63 degrees East 202 feet to a water edge of the Cumberland River; thence with the same north 45 degrees 30' east 385 feet and continuing with the same north 65 degrees 30' East 870 feet; thence north 47 degrees 00' West 1155 feet to the center of Old Hydes Ferry Road; thence with the center of same, as follows: South 77 degrees west 369.6 feet, South 86 degrees 30' West 217.8 feet, south 82 degrees 45' west 280.5 feet, South 87 degrees 00' West 291.1 feet, and South 83 degrees 00' west 266.6 feet to the beginning, containing 41.3 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO **JAMES A. LEWIS AND WIFE HILDA M. LEWIS, ONE-HALF (1/2) UNDIVIDED INTEREST; MARY FRANCES RUDY, ONE-FOURTH (1/4) UNDIVIDED INTEREST; AND CHARLES PATRICK FLYNN, ONE-FOURTH (1/4) UNDIVIDED INTEREST,** BY QUITCLAIM DEED FROM **STANLEY A. KWELLER, TRUSTEE,** OF RECORD IN INSTRUMENT NUMBER **20160825-0089033,** REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE **12TH DAY OF AUGUST, 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*****

Witness our hands this the 17 day of August, 2017.

James A. Lewis

Hilda M. Lewis

Mary Frances Rudy

Charles Patrick Flynn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James A. Lewis**, 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 17 day of August, 2017.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 17 day of August, 2017.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 9 day of August, 2017.

Notary Public

My Commission Expires: 8/20/2019



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Patrick Flynn**, 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 10 day of August, 2017.

Notary Public

My Commission Expires: 7-6-2020



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