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 12th DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Jerry A. Luszczak Alexander Luszczak (Life Estate)	Same	
(NAME)	(NAME)	117-03-0C-118.00-CO
118 Hillsboro Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JERRY A. LUSZCZAK, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **JERRY A. LUSZCZAK, MARRIED AND A LIFE ESTATE TO ALEXANDER LUSZCZAK** 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 No. 118 of Hillsboro Place Condominiums of record in Book 5200, Pages 757 and 758 a _ Horizontal Property Regime created under Title 66 Section 27-101 et seq. as amended Tennessee Code Annotated and as established by a Master Deed of Hillsboro Place Condominiums of record in Book 6244, Page 394 and amended in Book 6265, Page 209 Register's Office for Davidson County, Tennessee together with the undivided percentage interest in common elements appurtenant to said unit as set forth in said Master Deed.

BEING THE SAME PROPERTY CONVEYED TO **JERRY A. LUSZCZAK, MARRIED**, BY WARRANTY DEED FROM **KARU JAYATHILAKE**, OF RECORD IN INSTRUMENT NUMBER **20170817-0084552**, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE **11TH DAY OF AUGUST, 2017**.

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
Batch# 485 DEEDQC
09/13/2017 09:38:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20170913-0093448

This is
( ) **unimproved**
(X) **improved** property known as: **118 Hillsboro Place, Nashville, TN 37215**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 5TH day of Sept., 2017.

Jerry A. Luszczak

OFFICIAL SEAL
CHRISTINE M TURNER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/31/20

STATE OF IL)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry A. Luszczak**, 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 5 day of September, 2017.

Christine M Turner
Notary Public

My Commission Expires:
03/31/20

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