QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 34346 DEEDQC
12/07/2017 09:53:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171207-0124804

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 8-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF November 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)
John Welch and Sandra Tiltinghast	**Same**	
(NAME)	(NAME)	
2817 West End Ave		**104-10-R-31.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **JOHN WELCH, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **JOHN WELCH, UNMARRIED AND SANDRA TILTINGHAST, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 31, THE CHESTERFIELD, A PLANNED UNIT DEVELOPMENT, AS SHOWN OF RECORD IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED FOR RECORD INSTRUMENT NO. **20120627-0056191** AND AMENDED IN INSTRUMENT NO. **20121025-0098031** AND INSTRUMENT NO. **20121227-0119329** AND INSTRUMENT NO. **20130125-0008275**, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JOHN WELCH, UNMARRIED, BY WARRANTY DEED FROM CHESTERFIELD COTTAGES, LLC, OF RECORD IN INSTRUMENT NUMBER **20130424-0040694**, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 19TH DAY OF APRIL, 2013.

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*****

This is
( ) **unimproved**
(X) **improved** property known as: **709 Chesterfield Way, #31, Nashville, TN 37212**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 21 day of NOV., 2017.

John Welch

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Welch**, 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 21 day of NOV., 2017.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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