QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 36839 DEEDQC
12/13/2017 03:08:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171213-0127273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF DECEMBER, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South,
Nashville, TN 37212

ADDRESS NEW OWNER AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP / PARCEL NUMBER(S)**
Ryan L Schmidt	**NEW OWNER**	
(NAME) **1006 Hart Avenue**	(NAME)	072-02-0-121.00
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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 GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **RLS HART, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **RYAN L SCHMIDT, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF GRANTOR'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Lot 33 on the Map of E. B. Craig's Subdivision of the Crownover Property, of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof

Being the same property conveyed to RLS Hart, LLC by warranty deed from Erin M. Tucker, dated August 29, 2017, of record in Inst. No. 20170901-0090327, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as **1006 Hart Lane, Nashville, TN 37216.**

Witness my hand this 8th day of DECEMBER, 2017

RLS HART, LLC, a Tennessee Limited Liability Company

Ryan L Schmidt, Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan L Schmidt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Member of RLS Hart, LLC, a Tennessee limited liability company, that he is authorized to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the company, for the purposes therein contained.

Witness my hand and official seal, this the 8th day of DECEMBER, 2017.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

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

