QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 36841 DEEDQC
12/13/2017 03:11:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171213-0127276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 DAY OF December, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 03-03-2020

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)
1432 12th AVE. SO., LLC (NAME)	**Same** (NAME)	
2404 Nottingham Drive (ADDRESS)	(NAME)	**105-5-Z-15.00CO**
Valparaiso, IN 46883 (CITY) (STATE) (ZIP)	(ADDRESS) (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, **JUAN N. REYES, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **1432 12TH AVE. SO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 1432, THE ROW AT 12TH S. TOWNHOMES, DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT NO. 20151221-0128111, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS, THE PLAT FILED AS EXHIBIT "C" TO SAID DECLARATION AND BE-LAWS APPENDED THERETO AS EXHIBIT "B", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JUAN N. REYES, MARRIED, BY WARRANTY DEED FROM E3 CONSTRUCTION SERVICES, LLC, OF RECORD IN INSTRUMENT NUMBER 20170308-0022716, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED MARCH 2, 2017.

SAID PROPERTY HAS NEVER BEEN USED AS A PRIMARY MARITAL RESIDENCE OF GRANTOR.

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

This is
( ) unimproved
(X) improved property known as: **1432 12th Avenue South, Nashville, Tennessee 37203**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 7th day of December, 2017.

Juan N. Reyes

STATE OF Indiana)
COUNTY OF Porter)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Juan N. Reyes**, 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 7 day of December, 2017.

Notary Public

My Commission Expires: 9-7-2024

JENNIFER L. HAM
Notary Public, State of Indiana
Porter County
Commission # 690500
My Commission Expires
September 07, 2024

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