QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 48838 DEEDQC
01/18/2018 10:57:09 AM 2 pgs
Fees: $13.00 Taxes: $455.10

20180118-0005251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF January, 2018

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 (and return to):
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)
Christopher Eubank (NAME)	Same (NAME)	
21 A Fern Avenue (ADDRESS)	(NAME)	071140N00100CO
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JEFFREY MATHEWS ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

CHRISTOPHER EUBANK, UNMARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, FERN AVENUE RESIDENCES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FERN AVENUE RESIDENCES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20171120-0118661, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO JEFFREY MATHEWS, BY WARRANTY DEED FROM PRIME NASHVILLE, LLC, OF RECORD IN INSTRUMENT NUMBER 20170905-0090711, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **21 A Fern Avenue, Nashville, Tennessee 37207**

Witness our hands this the 11th day of Jan, 2018.

Jeffrey Mathews

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey Mathews**, 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 11th day of January, 2018.

Lori L. Rumley
Notary Public

My Commission Expires: Jan. 26, 2021

LORI L. RUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JAN. 26, 2021