QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 62498 DEEDQC
02/26/2018 03:03:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180226-0017970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2018

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Rubur Holdings, LLC (NAME)	**Same** (NAME)	
2012 21st Ave S (ADDRESS)	(ADDRESS)	**108-2-7.00**
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(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,

MARY FRANCES RUDY AND HUSBAND, JOSEPH KEVIN BURNETT ("GRANTOR")

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

RUBUR HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS 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 LOT NO. 34 ON THE PLAN OF MALVIN HEIGHTS, OF RECORD IN PLAT BOOK 2330, PAGE 83, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 34 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF SHAUNA COURT AND RUNS BACK ON THE WESTERLY SIDE 119.9 FEET ON THE EASTERLY SIDE 192 FEET TO THE NORTH LINE OF LOT. NO. 36 IN SAID SUBDIVISION AND MEASURING 128 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO **MARY FRANCES RUDY AND HUSBAND, JOSEPH KEVIN BURNETT**, BY QUITCLAIM DEED FROM **MARY FRANCES RUDY**, OF RECORD IN INSTRUMENT NUMBER **20171030-0110749**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 **improved** property known as: **2805 Shauna Court, Nashville, TN 37214**

Witness our hands this the 21st day of February, 2018.

Mary Frances Rudy

Joseph Kevin Burnett

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Frances Rudy**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of February, 2018.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph Kevin Burnett**, 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 21st day of February 2018.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY