# QUIT CLAIM DEED

Bill Garrett Davidson County
Batch# 75968 DEEDQC
04/03/2018 02:14:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180403-0031201

A-FTM-18-1608

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 28 DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Richard V. Dudley, JR** | **Fifth Third Mortgage Company** | |
| (NAME) | (NAME) | |
| **1608 High Forrest Ct.** | **5001 Kingsley Drive** | **155-07-0A-022.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | **Cincinnati, OH 45227** | |
| (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, **RICHARD V. DUDLEY, JR.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD V. DUDLEY, JR., UNMARRIED AND AMY C. DIXON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), 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 Lot No. 9 on the Plan of Revision One to Final Plat of the Poplar Creek Estates, Phase III, Section "B" Subdivision of record in Plat Book 9700, Page 123, 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 the same property conveyed to Richard V. Dudley, Jr., Unmarried by Warranty deed from Pat B. King, a married woman of record in Instrument No. 20080310-0024106 Register's Office for Davidson County, Tennessee, dated March 06, 2008 and recorded on March 10, 2008.

This conveyance is subject to:
- Taxes for 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 993, as revised in Plat Book 9700, Page 123, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6474, Page 346, as amended in Book 6486, page 587; Book 6662, Page 433, as amended in Book 6987, page 966, Book 7270, page 648, and in Book 7964, page 33; Book 9472, page 824, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Poplar Creek Homeowners Association, Inc. of record in Book 7120, page 125, Register's Office for Davidson County, Tennessee.
- Conveyance of open space to Poplar Creek Homeowners Association by Quitclaim Deed of record in Instrument No. 20011017-0113305, Register's Office for Davidson County, Tennessee.
- Ingress Egress Easement of record in Book 4745, Page 599, in the Register's Office for Davidson County, Tennessee.
- Waterline Easement of record in Book 4817, Page 784 and Book 5738, page 829, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8126, Page 385, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080310-0024106 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1608 High Forrest Ct., Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 28 DAY OF MARCH, 2018.

Richard V. Dudley, JR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD V. DUDLEY, JR, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212