Bill Garrett Davidson County
Batch# 82361 DEEDQC
04/18/2018 11:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180418-0036530

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
Sharon Sanders Rudolph 2809 Bransford Avenue Nashville, TN 37204	Same	118070154000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, John Rudolph, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto Sharon Sanders Rudolph, the Grantee, their heirs and assigns forever, all of his rights, title and interests pursuant to the Amendment to The Gaston Trust, Section 1.(b) dated May 23, 2016, in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 of Block "C" on the Map of Berry Hill Gardens of record in Plat Book 1130, Page 36, in the Register's Office for said County.

Said Lot No. 27 fronts 78.5 feet on the westerly side of Bransford Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Marbut G. Gaston and wife, Mary S. Gaston by warranty deed from Joe N. Butler and Leo Eckhardt of record in Book 4913, page 343, Register's Office for Davidson County, Tennessee, dated 05/14/1975 and recorded on 05/16/1975. The said Marbut G. Gaston died on October 18, 2001, leaving Mary S. Gaston as surviving tenant by the entirety.

Being the same property conveyed to The Gaston Trust, dated December 17, 2003, Mary Sanders Gaston, Trustor and/or Trustee by quitclaim deed from Mary S. Gaston of record in Instrument No. 20040108-0003194 Register's Office for Davidson County, Tennessee, dated 01/08/2004 and recorded on 01/08/2004.

Being the same property conveyed to Sharon Sanders Rudolph by Executor/Successor Trustee's Deed from Blythe Bond Sanders, Jr., Executor of the Estate of Mary Sanders Gaston (Probate Court of Davidson

County, Tennessee, 18P293), and Successor Trustee, The Gaston Trust dated December 17, 2003, of record in Instrument No. 20180315-0024728, Register's Office for Davidson County, Tennessee, dated 03/01/2018 and recorded on 03/15/2018.

This is improved property known as 2809 Bransford Avenue, Nashville, TN 37204

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 12 day of April, 2018.

John Rudolph

STATE OF WILLIAMSON
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Rudolph, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN this 12 day of April, 2018.

Notary Public
My Commission Expires: 11/3/20

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ -0-.

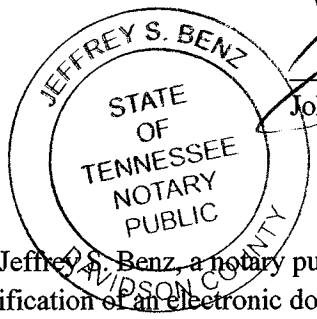
AFFIANT

Subscribed and sworn to before me this 17TH day of April, 2018.

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11/8/21

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019