Bill Garrett
Batch# 84006
04/23/2018 03:07:06 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20180423-0038124

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

**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) |
|---|---|---|
| **Andrea K. Effertz** (NAME) | **Same** (NAME) | |
| **9777 Quitman Way** (ADDRESS) | (ADDRESS) | **051-12-0-034.00** |
| **Westminster, CO 80031** (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,

**ANDREA K. EFFERTZ** ("GRANTOR")

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

**ANDREA K. EFFERTZ, UNMARRIED AND AMBREA MELANIE EFFERTZ, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP** ("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 LOT NO. 39 ON THE PLAN OF SECTION ONE, MORNINGSIDE HEIGHTS, OF RECORD IN PLAT BOOK 1130, PAGE 76, 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 ANDREA K. EFFERTZ, UNMARRIED WOMAN, BY WARRANTY DEED FROM DENNIS C. PALIN, JR. AND WIFE, KAREN S. PALIN, OF RECORD IN INSTRUMENT NUMBER 20180105-0001653, 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: **100 Berkley Drive, Madison, Tennesee 37115**

Witness our hands this the 11 day of April, 2018.

Andrea K Effertz
**Andrea K. Effertz**

SEAN BRANHAM
Notary Public - State of Colorado
Notary ID 20034025585
My Commission Expires Jun 28, 2020

STATE OF Colorado )
COUNTY OF Adams )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea K. Effertz**, 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 11 day of April, 2018.

Notary Public

My Commission Expires: 06/28/2020