Bill Garrett Davidson
Batch# 87574 DEEDQC
05/02/2018 03:08:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180502-0041907

# QUITCLAIM DEED

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

N-QCD-18-1205-209

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 30th DAY OF APRIL, 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

**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) |
|---|---|---|
| **Tom Mason & Patricia Bankston** | **NEW OWNER** | |
| (NAME) | (NAME) | |
| **1205 Paris Avenue #209** | **1307 Eastland Ave.** | **118-1-P-209.00 CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | **Nashville, TN 37206** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TOM MASON,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TOM MASON, UNMARRIED and PATRICIA BANKSTON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantees, 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 209, 12th Avenue Owners' Condominium, as shown on declaration of record in Instrument No. 20110324-0022880, amended at Instrument Nos. 20110325-0023142, 20110328-0023786 and corrected at Instrument No. 20110330-0024536, in the Register's Office for Davidson County, Tennessee, towhich master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from 12th and Paris, G.P., A Tennessee General Partnership to Tom Mason, unmarried, on June 6, 2012 and recorded on June 11, 2012 in Instrument No. 20120611-0050874, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is:
**[ ] unimproved**
**[x] improved** property known as: **1205 Paris Avenue #209, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 27 day of April, 2018.

Tom Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM MASON, 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 27th day of April, 2018.

Notary Public
My Commission Expires: 1-3-20
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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