QUITCLAIM DEED

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 5 DAY OF June 20 18

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

B-KW-15-1719A

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title & Escrow
2012 21st Ave S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin Totty, unmarried and John H. Eldridge, III, married	**New owner**	
(NAME)	(NAME)	**10505020200**
1719A 14th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, **AUSTIN TOTTY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN TOTTY, UNMARRIED AND JOHN H. ELDRIDGE, III, MARRIED** 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 Unit A of 1719 14th Avenue South Townhomes as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 1719 14th Avenue South Townhomes of record in Instrument No. 20140708-0059950, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Unit A of 1719 14th Avenue South Townhomes as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 1719 14th Avenue South Townhomes of record in Instrument No. 20140708-0059950, 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 Austin Totty by Quitclaim Deed from UP Partnership, GP of record in Instrument No. 20170804-0079921, 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 **improved** property known as: **1719A 14th Avenue South , Nashville, Tennessee 37212**.

Bill Garrett Davidson County
Batch# 101947 **DEEDQC**
06/07/2018 12:13:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180607-0054767

Witness my/our hand(s) this the 5th day of June, 2018

Austin Totty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN TOTTY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

