QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 123571 DEEDQC
08/01/2018 03:33:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180801-0075416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July 2018.

Notary Public

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

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Linzie Treadway	**Same**	**Part of 082-07-0-410.00**
(NAME) **818-A North 5th Street**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37207**	(ADDRESS)	
(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, **JESSICA BACKHUS AND SPOUSE, LINZIE TREADWAY** ("GRANTOR") HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **LINZIE TREADWAY. A SINGLE WOMAN** ("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 UNIT A OF THE PLAN OF HOMES AT 818 NORTH 5TH STREET, A CONDOMINIUM WITH PRIVATE ELEMENTS, AS SHOWN ON EXHIBIT "B"OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 818 NORTH 5TH STREET AS SHOWN OF RECORD IN INSTRUMENT NUMBER 20160107-0001823, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS THE SAME IS SET OUT IN SECTION 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED AND IS SUBJECT TO THE BY-LAWS AND CHARTER FOR THE ADMINISTRATION THEREOF, AND IS SUBJECT TO EASEMENTS, RIGHTS AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDING THEREON; AND ALSO INCLUDING, WITHOUT LIMITATIONS, ALL CONDITIONS, COVENANTS, RESTRICTIONS AND OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED OF RECORD AS INSTRUMENT NUMBER 20160107-0001823, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JESSICA BACKHUS AND SPOUSE, LINZIE TREADWAY, BY WARRANTY DEED FROM KIRTLEY WHITTINGTON, OF RECORD IN INSTRUMENT NUMBER 20160909-0095027, 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: **818 A N. 5th Street, Nashville, TN 37207**

Witness our hands this the _____ day of _____, 2018.

Jessica Backhus

Linzie Treadway

STATE OF GA)
COUNTY OF Chatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica Backhus**, 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 30 day of July, 2018.

Amalia M. Stites
Notary Public

My Commission Expires: 11/08/2020

AMALIA M STITES NOTARY PUBLIC Exp. Nov. 08, 2020 CHATHAM COUNTY, GA

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linzie Treadway**, 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 12th day of July, 2018.

Katie Vincent
Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY