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 28th DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

O-A-18-1105

THIS INSTRUMENT WAS PREPARED BY

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)
Spenser M. Fritz and Amanda J. Dillingham, husband and wife	new owner	
(NAME)	(NAME)	**105-9-178.00**
1105 West Grove Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **AMANDA JEANNE DILLINGHAM, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPENSER M. FRITZ AND AMANDA J. DILLINGHAM, HUSBAND AND WIFE** 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 Lot No. 38 on the Plan of A. B. Hill's Subdivision of the Plant Lands, as shown on the plat of record in Plat Book 332, Page 65, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Jeanne Dillingham, unmarried, by Quitclaim Deed from Jesse S. Hill, unmarried, recorded December 18, 2009 in Instrument No. 20091218-0115189 and further being the same property conveyed to Jesse S. Hill, an unmarried man and Amanda Jeanne Dillingham, an unmarried woman, as joint tenants with rights of survivorship, recorded September 27, 2006 in Instrument No. 20060927-0119602, 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: **1105 West Grove Avenue, Nashville, Tennessee 37203**.

Karen Y Johnson Davidson County
Batch# 138053 **DEEDQC**
09/07/2018 03:20:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180907-0088984

Witness my/our hand(s) this the 28 day of Aug, 2018.

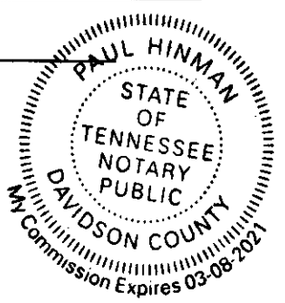
Amanda Jeanne Dillingham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , 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 28th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212