QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 155887 DEEDQC
11/01/2018 03:33:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181101-0108472

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 October, 2018.

Notary Public

MY COMMISSION EXPIRES.
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

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)
Caleb Dillman and Ashley Dillman	**Same**	
(NAME)	(NAME)	
2310 Elliott Ave., Unit 521		**105140C03900CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(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,

TRACE DILLMAN, TRUSTEE OF THE TRACE DILLMAN TRUST AGREEMENT ("GRANTOR")

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

CALEB DILLMAN AND ASHLEY DILLMAN, HUSBAND AND WIFE ("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 NO. 521 ON THE PLAN OF THE PARK AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PARK AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20070604-0065994, AND FIRST SUPPPLEMENTARY DECLARATION OF COVENANTS, OF RECORD IN INSTRUMENT NUMBER 20070614-0071575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF THE PARK AT MELROSE TOWNHOMES, SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NUMBER 20070604-0065994, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO TRACE DILLMAN, TRUSTEE OF THE TRACE DILLMAN TRUST AGREEMENT, BY WARRANTY DEED FROM VICTORIA A. SCHUSTERMAN AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NUMBER 20170811-0082332, 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: **2310 Elliott Avenue, Apt 521, Nashville, TN 37204**

Witness our hands this the 31st day of October, 2018.

TRACE DILLMAN, TRUSTEE OF
THE TRACE DILLMAN TRUST

Trace Dillman, Trustee
Trace Dillman, Trustee

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trace Dillman, Trustee of the Trace Dillman Trust Agreement, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 31st day of October, 2018.

Katie Vincent
Notary Public
My Commission Expires: 7-2-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY