QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 162711 DEEDQC
11/20/2018 01:58:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181120-0114304

W-SF-18-517

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

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 14th DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Kristy Lynne Rhodes Falks, an unmarried woman	new owner	
(NAME)	(NAME)	**094-01-0-021.00**
517 S 12th Street,		
(ADDRESS)	(ADDRESS)	
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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTY RHODES N/K/A KRISTY LYNNE RHODES FALKS, AN UNMARRED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTY LYNNE RHODES FALKS, AN UNMARRIED WOMAN** 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. 62 on the Plan of Payne Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, 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 Kristy Rhodes, an unmarried woman by Warranty Deed from Michael A. Roddick, a married man of record in Instrument No. 20060418-0044016 Register's Office for Davidson County, Tennessee, dated April 12, 2006 and recorded on April 18, 2006.

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: **517 S 12th Street, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 14th day of November, 2018.

Kristy Rhodes n/k/a Kristy Lynne Rhodes Falks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTY RHODES N/K/A KRISTY LYNNE RHODES FALKS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2018.

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



RETURN TO:

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