QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December, 2018.

Notary Public

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

Karen Y Johnson Davidson County
Batch# 177884 DEEDQC
12/26/2018 11:57:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181226-0125131

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)
MARY FRANCES RUDY, TRUSTEE OF THE LILY HURT LIVING TRUST	**Same**	
(NAME)	(NAME)	**09115008800**
2012 21st Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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,

MARY FRANCES RUDY ("GRANTOR")

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

MARY FRANCES RUDY, TRUSTEE OF THE LILY HURT LIVING TRUST ("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 PART OF BLOCK NO. 14 ON THE REALTY SAVINGS BANK & TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, OF RECORD IN PLAT BOOK 421, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING PARCEL "C" ON THE UNRECORDED SUBDIVISION OF PART OF SAID BLOCK NO. 14, DESCRIBED ACCORDING TO A SURVEY MADE BY RALPH W.C. LAMBERT, SURVEYOR, DATED APRIL 18, 1953, AS FOLLOWS: BEGINNING AT AN IRON PIN, THE NORTHEAST CORNER OF 54TH AVENUE NORTH, FORMERLY RICHLAND AVENUE, AND DAKOTA AVENUE; THENCE WITH THE EASTERLY MARGIN OF 54TH AVENUE NORTH, NORTHWARDLY 54 FEET TO AN IRON PIN; THENCE EASTERLY 120.5 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO K.A. BERRY AND WIFE, BY DEED FROM TENNESSEE PROPERTY COMPANY, OF RECORD IN BOOK 981, PAGE 294, SAID REGISTER'S OFFICE; THENCE WITH SAID LINE, SOUTHWARDLY 54 FEET TO AN IRON PIN ON THE NORTHERLY MARGIN OF DAKOTA AVENUE, THENCE WITH SAID AVENUE, WESTWARDLY 102.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO **MARY FRANCES RUDY**, BY QUITCLAIM DEED FROM **MARY FRANCES RUDY, TRUSTEE OF THE LILY HURT LIVING TRUST**, OF RECORD IN INSTRUMENT NUMBER **20160328-0028411**, 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: **230 B 54th Avenue North, Nashville, TN 37209**

Witness our hands this the 24th day of December, 2018.

Mary Frances Rudy

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Frances Rudy**, 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 24th day of December, 2018.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019