Karen Johnson Davidson County
Batch# 213589 DEEDQC
04/03/2019 02:14:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190403-0030375

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 3rd DAY OF Apr, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

REGINA BLATT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

JM-RMX-19-523A

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP 7 PARCEL NUMBER (S)
Jonathan C. Simpson and Maria A. Gutierrez	**NEW OWNER**	
(NAME)	(NAME)	**071-10-0A-001.00-CO**
523A Weakley Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **RODERICK FRAZIER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RODERICK FRAZIER, A MARRIED MAN AND GREGORY POLLARD, A MARRIED MAN, AS TENANTS IN COMMON** 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 Unit A, on the Plan of 523 Weakley Avenue Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 523 Weakley Avenue Townhomes, of record in Instrument No. 20170605-0055501, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a part of the same property conveyed to Roderick Frazier, a married man by Warranty deed from DY Construction, Inc., a Tennessee Corporation of record in Instrument No. 20170329-0030818 Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on March 29, 2017.

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: **523A Weakley Avenue, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 3 day of April, 2019

Roderick Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODERICK FRAZIER, 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 3 day of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY