QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 214730 DEEDQC
04/08/2019 08:36:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190408-0031386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April, 2019

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY WILLIAM E GRONES

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 and Jamie Helms	**Mary Frances Rudy and Jamie Helms**	
(NAME)	(NAME)	
1801 Cloverleaf Drive	**2012 21st Avenue South**	**073-13-0-007.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	**Nashville, TN 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 AND JAMIE HELMS, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ("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 LOT NO. 85 ON THE PLAN OF BURCHWOOD GARDENS, SECTION II OF RECORD IN PLAT BOOK 2900, PAGE 66, IN THE REGISTER'S OFFICE. FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH MARGIN OF VALLEY PARK DRIVE AT THE CORNER OF LOTS NO. 84 AND 85; THENCE WEST WITH SAID DRIVE, 83.69 FEET TO A CONCRETE MONUMENT, CONTINUING WEST WITH SAID DRIVE, 37.03 FEET TO A MONUMENT; THENCE AROUND THE CURVE IN A NORTHERLY DIRECTION 38.05 FEET TO THE EAST MARGIN OF CLOVERLEAF DRIVE; THENCE NORTHERLY AROUND A CURVE; WITH SAID DRIVE, 90 FEET TO THE CORNER OF LOTS NO. 85 AND 86; THENCE EASTERLY WITH THE LINE BETWEEN SAID LOTS, 180 FEET TO THE CORNER OF LOTS NO. 84 AND 108; THENCE SOUTHERLY WITH THE LINE BETWEEN LOTS NO. 84 AND 85, 174.10 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO **MARY FRANCES RUDY, UNMARRIED**, BY WARRANTY DEED FROM **AMY E. MUNSON, UNMARRIED**, OF RECORD IN INSTRUMENT NUMBER **20130322-0028316**, 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: **1801 Cloverleaf Drive, Nashville, TN 37216**

Witness our hands this the 3rd day of April, 2019.

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 3 day of April, 2019.

Notary Public
My Commission Expires: 03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY