# QUITCLAIM DEED

This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 232099 DEEDQC
05/20/2019 10:31:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190520-0047187

| NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| Lise E. Ridings, Trustee,<br>The Lise E. Ridings Revocable<br>Living Trust Agreement<br>1208 Chapel Avenue<br>Nashville, TN 37206 | Citizens One Home Loans<br>P.O. Box 9242<br>Coppell, TX 75019-9279 | 083 020 O 002.00 CO |

This QUITCLAIM DEED, made and entered into this the 14 day of May, 2019, by and between **Lise E. Ridings (also known as Lise Ellen Ridings)**, hereinafter referred to as Grantor, and **Lise E. Ridings, Trustee, THE LISE E. RIDINGS REVOCABLE LIVING TRUST**, hereinafter referred to as Grantee.

WITNESSETH: That, for good and valuable considerations and no monetary consideration, the receipt of all of which is hereby acknowledged, that the Grantor does hereby quitclaim, give, bargain, convey, transfer and confirm unto the Grantee any and all interests which the Grantor may have in the following described property, and any appurtenances thereto, situated in the city of Nashville, County of Davidson, State of Tennessee, to-wit ("Real Property"):

## LEGAL DESCRIPTION

Being Unit B on the plat of 1206 Chapel Avenue Cottages, a Horizontal Property Regime with Private Elements, as shown on Exhibit B of the First Amendment to the Declaration of Covenants, Conditions and Restrictions for 1206 Chapel Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170508-0045484, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property commonly known as: **1208 Chapel Avenue, Nashville, Tennessee, 37206.**

Being the same property conveyed to Lise Ellen Ridings by Warranty Deed, dated August 9, 2017, from Chapel Development, LLC, A Tennessee Limited Liability Company, of record in Instrument Number 20170811-0082487, recorded on August 11, 2017, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14 day of May, 2019.

Lise E. Ridings

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lise E. Ridings (also known as Lise Ellen Ridings), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Nashville, Tennessee this the 14 day of May, 2019.

My commission expires:

Notary Public

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 14 day of May, 2019.

Affiant

My commission expires:

Notary Public

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021