# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 274971 DEEDQC
08/22/2019 08:58:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190822-0084286

R-VRES-19-2514

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 1 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/6/20

(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) |
|---|---|---|
| **2009 Long Living Trust UAD March 23, 2009** | 2009 LONG LIVING TRUST | |
| (NAME) **1622 Hicks Ave** | (NAME) KAREN LONG | **104-15-0-041.00** |
| (ADDRESS) **San Jose, CA 95125** | (ADDRESS) 1622 HICKS AVE SAN JOSE, CA 95125 | |
| (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, **KAREN LONG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN LONG, TRUSTEE OF THE 2009 LONG LIVING TRUST UAD MARCH 23, 2009** 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 the Easterly one-half of Lot No. 71 on the Map of Sunset Park Subdivision of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 71 fronts 50.0 feet on the Northerly side of West Ashwood Avenue, formerly "A" street, and runs back parallel lines 160.5 feet to a line.

Being the same property conveyed to Karen Long, married of record in 20190822-0084283 Register's Office for Davidson, Tennessee.

The above-described property is not the primary or marital residence of the grantor herein.

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: **2514 Ashwood Avenue, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 6 day of August, 2019.

Karen Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN LONG, 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 6 of August, 2019.

Notary Public Adam Atito
My Commission Expires: Oct 30, 2021
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADAM ATITO
Notary Public - California
Santa Clara County
Commission # 2220270
My Comm. Expires Oct 30, 2021