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 4 DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
Jarrad Kritzstein	Same	073-13-0-050.00
(NAME)	(NAME)	
1520 Wendell Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 281642 DEEDQC
09/05/2019 03:48:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190905-0089888

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,

JARRAD KRITZSTEIN, UNMARRIED AND SIDNEY KRITZSTEIN, MARRIED ("GRANTOR")

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

JARRAD KRITZSTEIN, UNMARRIED AND SIDNEY KRITZSTEIN AND BEVERLY V. KRITZSTEIN, HUSBAND AND WIFE ("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 THE SOUTHERLY 23 FEET OF LOT NO. 11, ALL OF LOT NOS. 12 AND 13, AND THE NORTHERLY 1 FOOT OF LOT NO. 14, BLOCK B ON THE PLAN OF DAVIS HEIGHTS OF RECORD IN PLAT BOOK 843, PAGE 104, 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 LOTS AND PART OF SAID LOTS ADJOIN AND FRONT TOGETHER 74 FEET ON THE WESTERLY SIDE OF WENDELL AVENUE AND RUN BACK BETWEEN LINES, 212.50 FEET ON THE NORTHERLY LINE OF PART OF LOT NO. 11 AND 216.3 FEET ON THE SOUTHERLY LINE OF PART OF LOT NO. 14 TO A DEAD LINE IN THE REAR ON WHICH THEY MEASURE 7 4 FEET.

BEING THE SAME PROPERTY CONVEYED TO JARRAD KRITZSTEIN AND SIDNEY KRITZSTEIN, BY WARRANTY DEED FROM ELIZABETH ELG, JOHN ELG, AND GRETCHEN ELG, OF RECORD IN INSTRUMENT NUMBER 20170424-0040001, 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: **1520 Wendell Avenue, Nashville, Tennessee 37206**

Witness our hands this the 28 day of AUGUST, 2019.

JARRAD KRITZSTEIN

SIDNEY KRITZSTEIN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JARRAD KRITZSTEIN,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of September, 2019.

Notary Public

My Commission Expires:

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SIDNEY KRITZSTEIN,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of AUGUST, 2019.

Notary Public

My Commission Expires:

MAY 16, 2023

DEXTER SUN LYU
Notary Public - California
Orange County
Commission # 2288727
My Comm. Expires May 16, 2023