Karen Johnson Davidson County
Batch# 289769 DEEDQC
09/23/2019 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190923-0096343

QUITCLAIM DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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)
Ardina Pruijssers	**Same**	**094-01-0-279.00**
(NAME) **602 Village Court**	(NAME)	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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,

MAX GUNTHER ("GRANTOR")

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

ARDINA PRUIJSSERS ("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 EASTERLY PART OF LOT NO. 415 ON THE PLAN OF EDGEFIELD LAND COMPANY'S FOURTH ADDITION TO EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 153, AND PART OF A STRIP MARKED "RESERVED" EAST OF SAID LOT ON THE PLAN OF SHELBY VILLAGE NO. TWO, OF RECORD IN BOOK 1835, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER AS FOLLOWS: BEGINNING AT THE POINT IN THE LINE BETWEEN LOT NO'S 414 AND 415, SAID POINT BEING 150 FEET EAST OF THE EASTERLY MARGIN OF SOUTH 14TH STREET, BEING THE NORTHEAST COMER OF THE PROPERTY CONVEYED TO CHARLES W. MINTON AND WIFE, BY DEED FROM CLAUDE EDWARDS AND WIFE, OF RECORD IN BOOK 1629, PAGE 553, SAID REGISTER'S OFFICE; THENCE WITH THE LINE BETWEEN SAID TWO LOTS AND CONTINUING IN AN EASTERLY DIRECTION 123.3 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF VILLAGE COURT; THENCE WITH SAME SOUTHWARDLY 50 FEET; THENCE WESTWARDLY 123.5 FEET, MORE OR LESS, TO A POINT 150 FEET EAST OF THE EASTERLY MARGIN OF SOUTH 14TH STREET, BEING MINTON'S SOUTHEAST COMER; THENCE NORTHWARDLY AND PARALLEL WITH THE EASTERLY MARGIN OF SAID STREET AND MINTON'S EASTERLY LINE 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MAX GUNTHER AND ARDINA PRUIJSSERS, BY WARRANTY DEED FROM JENNIFER SCHARBACH AND SHAWN M. SCHARBACH, OF RECORD IN INSTRUMENT NUMBER 20151030-0110531, 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: **602 Village Court, Nashville, Tennessee 37206**

Witness our hands this the 19 day of September, 2019.

MAX GUNTHER

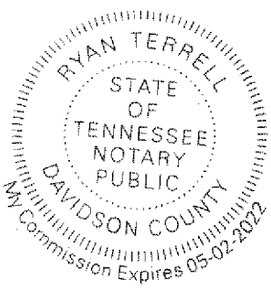
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAX GUNTHER,** 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 19 day of September, 2019.

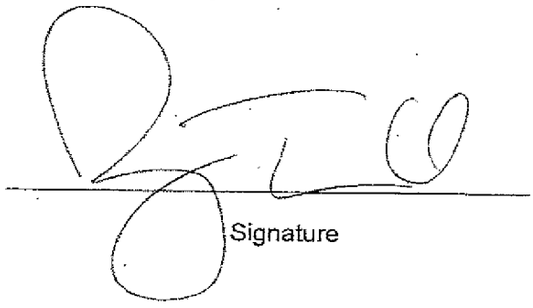
Notary Public

My Commission Expires:



Certificate of Authenticity

I, Ryan Terrell, 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.

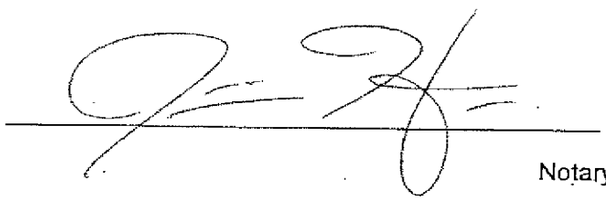


Signature

State of TN

County of Davidson

Personally appeared before me, Justin Hall, a notary public for this county and state, Ryan Terrell 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:

Notary's Seal (If on paper)

