

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 1 DAY OF August, 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)
Mary Frances Rudy, Trustee of The Ann Chalos Trust	Same	
(NAME)	(NAME)	
402 River Rouge Court		131-3-322
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(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,

ANN K. SMITH AND NICHOLAS FORDHAM CHALOS ("GRANTOR")

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

MARY FRANCES RUDY, TRUSTEE OF THE ANN CHALOS TRUST ("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. 645 ON THE MAP OF CHARLOTTE PARK, SECTION X, AS OF RECORD IN BOOK 2900, PAGE 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 645 FRONTS 39.3 FEET ON THE SOUTHERLY SIDE OF RIVER ROUGE COURT AND EXTENDS BACK 154.0 FEET ON THE WESTERLY LINE AND 193.7 FEET ALONG A BROKEN EASTERLY LINE TO A LINE IN THE REAR ON WHICH IT MEASURES 115.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO **ANN K. SMITH, AS TO A LIFE ESTATE AND NICHOLAS FORDHAM CHALOS, AS TO THE REMAINDER**, BY QUITCLAIM DEED FROM ANN K. SMITH, OF RECORD IN INSTRUMENT NUMBER **20140905-0081310** REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE MARITAL OR PRIMARY RESIDENCE*

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

* OF EITHER GRANTOR HEREIN

Karen Johnson Davidson County
Batch# 307165 DEEDQC
10/28/2019 02:53:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20191028-0110385

Nicholas Fordham Chalos

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nicholas Fordham Chalos**, 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 17 day of October, 2019.

Notary Public
My Commission Expires: 1-3-23

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property known as: **402 River Rouge Court, Nashville, TN 37209**

Witness our hands this the 31st day of July, 2019.

Ann K. Smith

Ann K. Smith

STATE OF West Virginia)
COUNTY OF Harrison)

OFFICIAL SEAL
Notary Public, State of West Virginia
STEPHEN J NOEL
507 Park Street
Bridgeport, WV 26330
My Commission Expires March 20, 2023

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ann K. Smith**, 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 31st day of July, 2019.

Notary Public
My Commission Expires: march 20, 2023