# QUITCLAIM DEED

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 28th DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-E3-19-13

**THIS INSTRUMENT WAS PREPARED BY**

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **2807 Delaware Avenue Unit 304 LLC** | **NEW OWNER** | |
| (NAME) | (NAME) | **92-10-K-305.00CO** |
| **273 King Arthur Circle** | | |
| (ADDRESS) | (ADDRESS) | |
| **Franklin, TN 37067** | | |
| (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, **RICHMOND A. AKATUE,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **2807 Delaware Avenue Unit 304 LLC, A Tennessee limited liability company,** hereinafter called the Grantee, its 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 Unit 305 of The View at City Heights, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190111-0003122, amended in Instrument No. 20190114-0003775, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Richmond A. Akatue by Warranty Deed from 2807 Delaware Avenue Unit 304 LLC of record in Instrument No. 20191028-0110504, Register's Office for Davidson, Tennessee.

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: **2807 Delaware Avenue #305, Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch# 307247 DEEDQC
10/28/2019 03:55:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191028-0110506

Witness my han this the 23 day of October, 2019.

Richmond A. Akatue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHMOND A. AKATUE, 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 23 of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**RETURN TO:**
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212