Karen Johnson Davidson County
Batch# 312547 DEEDQC
11/06/2019 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191106-0114825

Prepared By and Return To:

Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

State of Tennessee,
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 23rd day of Oct., 2019.

Notary

Commission Expires: 12/15/21

QUITCLAIM DEED

OWNER/ADDRESS
Kent Krudys and
Suzanne Krudys
1510 Demonbreun St.
Apt. 1112
Nashville, TN 37203

SEND TAX BILLS TO:

NEW OWNER

MAP & PARCEL
093090A084.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of an kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Kent Krudys and wife, Suzanne Krudys,** HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ANY AND ALL INTEREST THEY MAY HAVE IN SUBJECT PROPERTY UNTO, **Kent Krudys and wife, Suzanne Krudys, for the purpose of creating a tenancy by the entirety,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1112, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime, established by Master Deed of record in Instrument Number 20070725-0088390, as amended in Instrument Number 20080219-0015612; Instrument Number 20080410-

0036475; Instrument Number 20080701-0068043; Instrument Number 20081201-01166444; Instrument Number 20090608-0053187; and Instrument Number 20090625-0059073; all in the Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Kent Krudys, married, by Warranty Deed from Andrea Paige Bowman, a single woman, dated May 26, 2015, and recorded June 1, 2015, of record in instrument Number 20150601-0050651, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 1510 Demonbreun Street, Apt. 1112, Nashville, TN 37203

Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 23d day of October 2019.

Kent Krudys

Suzanne Krudys

State of DISTRICT OF COLUMBIA
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kent Krudys and Suzanne Krudys,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at WASHINGTON (city), D.C. (state), this 23 day of OCTOBER, 2019.

My commission expires: 12-14-2020

Notary

ASHLEY KALANNIE SIMMS
NOTARY PUBLIC
DISTRICT OF COLUMBIA
EXP. 12-14-20

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines**, 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY