QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 312927 DEEDQC
11/07/2019 02:31:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191107-0115281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF November, 2019

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

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)
The Ellis Family Trust	Same	093-11-0G-407.00CO
(NAME)	(NAME)	
20 Rutledge Street, Unit 407		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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,

GEORGE W. ELLIS AND SHEILA K. ELLIS, HUSBAND AND WIFE ("GRANTOR")

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

GEORGE W. ELLIS AND SHEILA K. ELLIS CO-TRUSTEES OF THE ELLIS FAMILY TRUST, ESTABLISHED OCTOBER 29TH, 2018. ("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 UNIT NO. 407, AS ESTABLISHED BY THE MASTER DEED OR DECLARATION OF CITY LIGHTS CONDOMINIUMS ("MASTER DEED") OF RECORD AS INSTRUMENT NO. 20190408-0031675, AS AMENDED IN AMENDMENT OF RECORD AS INSTRUMENT NO. 20190501-0040417, AND FURTHER AMENDED BY AMENDMENT OF RECORD AS INSTRUMENT NO. 20190508-0043149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNITS BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AND WITH SPECIAL RIGHTS TO USE CERTAIN COMMON ELEMENTS, INCLUDING TWO PARKING SPACES NUMBERED 407 AS SHOWN ON GARAGE LEVEL 3 AS SET FORTH IN EXHIBIT C TO SAID MASTER DEED, AND STORAGE UNIT 407 AS SHOWN ON CONDO LEVEL 4 AS SET FORTH IN EXHIBIT C TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO GEORGE W. ELLIS AND SHEILA K. ELLIS, BY SPECIAL WARRANTY DEED FROM RUTLEDGE DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20190621-0060333, 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*****

RT

This is **improved** property known as: **20 Rutledge Street, Unit #407, Nashville, Tennessee 37210**

Witness our hands this the 6 day of November, 2019.

GEORGE W. ELLIS

SHEILA K. ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE W. ELLIS,** 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 6 day of November, 2019.

Notary Public

My Commission Expires: 03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHEILA K. ELLIS,** 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 6 day of November, 2019.

Notary Public

My Commission Expires: 03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RT