QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Stephanie D. Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November ~~2017~~ 2019

Notary Public

MY COMMISSION EXPIRES: 7-4-2020
(AFFIX SEAL)

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-06-2020

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)
John W. Ridley Carolyn M. Ridley	Same	
(NAME)	(NAME)	
2002 Lombardy Avenue		117-07-0L-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37		
(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,

TOP BEST EVER, LLC, A TENNESEE LIMITED LIABILITY COMPANY ("GRANTOR")

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

JOHN W. RIDLEY AND WIFE, CAROLYN M. RIDLEY ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A OF LOMBARDY CONDOMINIUMS ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING LOMBARDY CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20020415-0046522, OF RECORD IN PLAT INSTRUMENT NO. 20010523-0053208, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO TOP BEST EVER, LLC BY WARRANTY DEED FROM JEFFREY J. SWITZER AND WIFE, ASHLEE B. SWITZER OF RECORD IN INSTRUMENT NO. 20170321-0027257 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 16, 2017 AND RECORDED ON MARCH 21, 2017.

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

Karen Johnson Davidson County
Batch# 329902 DEEDQC
12/16/2019 08:53:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191216-0129113

This is **improved** property known as: **2002 Lombardy Avenue, Nashville, TN 37215**

Witness our hands this the 13th day of November 2019.

Top Best Ever, LLC

11/13/19

By: John W. Ridley
Its: Member

11/12/19

By: Carolyn M. Ridley
Its: Member

STATE OF Kentucky)
COUNTY OF Warren)

On this the 13th day of November, 2019, before me personally appeared **John W. Ridley**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **Top Best Ever, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Top Best Ever, LLC**, as Member.

Witness my hand and official seal, this the 13th day of November 2019.

Notary Public

My Commission Expires: 8.12.22

KIM SPOONAMORE NOTARY PUBLIC STATE AT LARGE KY

STATE OF Florida)
COUNTY OF Okaloosa)

On this the 12th day of november, 2019, before me personally appeared **Carolyn M. Ridley**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Member of **Top Best Ever, LLC**, the within named bargainor, a limited liability company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Top Best Ever, LLC**, as Member.

Witness my hand and official seal, this the 12th day of November, 2019.

Notary Public

My Commission Expires: 08/05/2023

NOTARY PUBLIC STATE OF FLORIDA

Naomi Sogawa
State of Florida
My Commission Expires 08/05/2023
Commission No. GG 362186