Karen Johnson Davidson County
Batch# 340432 DEEDQC
01/08/2020 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200108-0002853

# QUITCLAIM DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Brian D. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF January, 2020.

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) |
|---|---|---|
| **Jason C. Erickson & Jennifer R. Erickson** | **Jason C. Erickson & Jennifer R. Erickson** | **091-11-0V-008.00-CO** |
| (NAME) | (NAME) | |
| **4908 Delaware Avenue #H** | **309 W. Ironwood St.** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Brandon, South Dakota 57005** | |
| (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,

**JASON C. ERICKSON AND JENNIFER R. ERICKSON, HUSBAND AND WIFE** ("GRANTOR")

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

**JASON C. ERICKSON AND JENNIFER R. ERICKSON, TRUSTEES OF THE JASON AND JENNIFER ERICKSON LIVING TRUST DATED FEBRUARY 14, 2017, AND ANY AMENDMENTS THERETO.** ("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 SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 8 AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT DELAWARE AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20171116- 0117917, IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO JASON C. ERICKSON AND JENNIFER R. ERICKSON, BY WARRANTY DEED FROM MAD-SHU PROPERTIES, LLC A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20191227-0134055, 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*****

This is **improved** property known as: **4908 Delaware Avenue #H, Nashville, TN 37209**

Witness **our** hands this the 7th day of January, 2020.

**JASON C. ERICKSON**

**JENNIFER R. ERICKSON**

STATE OF South Dakota )
COUNTY OF Minnehaha )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON C. ERICKSON,** 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 7th day of January, 2020.

Notary Public

My Commission Expires: August 15, 2022

TRACEY L. PAULSON NOTARY SEAL PUBLIC SOUTH DAKOTA

STATE OF South Dakota )
COUNTY OF Minnehaha )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER R. ERICKSON,** 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 7th day of January 2020.

Notary Public

My Commission Expires: August 15, 2022

TRACEY L. PAULSON NOTARY SEAL PUBLIC SOUTH DAKOTA

# True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY