Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 341430 DEEDQC
01/10/2020 10:03:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200110-0003606

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
John B. Ruhl and Lisa M. LeMaster, Co-Trustees
Ruhl/LeMaster Family Trust
714 Pennines Circle
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map and Parcel No.
105140C60300CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **John B. Ruhl and Lisa LeMaster, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **John B. Ruhl and Lisa M. LeMaster, Co-Trustees, Ruhl/LeMaster Family Trust dated January 7, 2020** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 603 as specified on the Plat shown in the Master Deed, on the Plan of The Park as Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to **John B. Ruhl and Lisa LeMaster, husband and wife**, by Warranty Deed dated June 13, 2017, from **Patricia Carolyn Smith, an unmarried woman**, recorded in Instrument No. 20170707-0068582, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: **2310 Elliott Ave., Apt. 603, Nashville, TN 37204.**

Lisa LeMaster and **Lisa M. LeMaster** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 7th day of January 2020.

John B. Ruhl

Lisa LeMaster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **John B. Ruhl**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January 2020.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Lisa LeMaster**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January 2020.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 7th day of January 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY