QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 354024 DEEDQC
02/05/2020 12:22:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200205-0013469

O-FSBO-19-1714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Lynda Goldsmith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF Jan, 20 20.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow
2012 21st Ave South
Nashville TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ambassador Development , LLC, a Texas limited liability Company	**Ambassador Development, LLC, a Texas Limited Liability Company**	
(NAME) **PO Box 9735,**	(NAME) **PO Box 9735**	**117-04-0-089.00**
(ADDRESS) **Rancho Santa Fe, CA 92067**	(ADDRESS) **Racho Santa Fe, CA 92067**	
(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, **AMBASSADOR DEVELOPMENT BUSINESS ASSOCIATION , LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMBASSADOR DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), 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 West 20 feet of Lot No. 267, and the East 40 feet of Lot No. 268 on the Plan of Belmont Land Company's of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 60 feet on the North side of Rosewood Avenue and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ambassador Development Business Association, LLC, a Texas Limited Liability Company from David Cecil Moss, Jr. and Leah Marie Moss, husband and wife, dated December 13, 2019 of record in Instrument Number 20191219-0131296, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1714 Rosewood Avenue, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 27th day of January, 20 20.

BUSINESS ASSOCIATION

AMBASSADOR DEVELOPMENT, LLC

BY: Lyda Goldsmith

Lyda Goldsmith
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lyda Goldsmith, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Ambassador Development, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

BUSINESS ASSOCIATION

Witness my hand and official seal, this the 27th day of January, 2020.

Stacey Denson Palmer

Notary Public

My Commission Expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212