QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 356189 DEEDQC
02/10/2020 03:52:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200210-0015251

G-TG-19-3520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Rudy Family Limited Partnership	**New Owner**	
(NAME)	(NAME)	**104-09-0E-008.00-CO**
2012 21st Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY FRANCES RUDY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THE RUDY FAMILY LIMITED PARTNERSHIP** hereinafter called the Grantee, its 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. 8 on the Plan of Richland Place Condominiums, of record in Plat Book 5200, Page 570, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Richland Place Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 6100, Page 22, said Register's Office.

Being the same property conveyed to Mary Frances Rudy of record in Instrument No. **20190930-0099414**, Register's Office for Davidson, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 570, Register's Office for Davidson County, Tennessee.

Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Richland Place Homeowner's Association of record in Book 6100, Page 222, Register's Office for Davidson County, Tennessee.

Subject to Charter of Richland Place Homeowner's Association of record in Book 6098, Page 374 and Book 8417, Page 428, in the Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions as shown of record not stated herein.

Subject to taxes for the year 2020 and subsequent years, a lien not yet due and payable.

This Instrument was prepared with information supplied by the Grantee. 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: **3520 West End Avenue #8, Nashville, Tennessee 37205**.

Witness my hand this the 6th day of February, 2020.

Mary Frances Rudy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY FRANCES RUDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of February, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



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