QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 377000 DEEDQC
03/25/2020 08:39:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200325-0032170

A-MM-19-1701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020

(AFFIX SEAL)

DANA DELANEY SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Stephen James Kendrick and Philip Wilson Kendrick	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**105-05-0-069.00**
1701 15th Ave S	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Indian Land, SC 29707**	
(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, **STEPHEN KENDRICK, A SINGLE MAN AND KORIE BERNARD, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN JAMES KENDRICK, A SINGLE MAN AND PHILIP WILSON KENDRICK, A MARRIED MAN,** 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 the North 60 feet of the Eastern half of Lot No. 61 of the O. B. Haynes plan of large lots called "Rokeby" as shown by a map of record in Plat Book 21, Page 87, Registers Office for Davidson County, Tennessee.

Said part of the Lot No. 61 fronts 60 feet on the Westerly side of 15th Avenue South, formerly Washington Street and Runs back 150 feet on the North line, and 151.4 feet on the South line, to an alley in the rear on which it measures 60 feet. Together with and subject to an easement over a portion of Lot 52 as more fully described in Book 2545, Page 122, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Stephen Kendrick and Korie Bernard, husband and wife by Warranty deed from Heath A. Henley and wife, Gunnhild Irene Seljenes and Ralph D. Henley married as Joint tenants with rights of survivorship of record in Instrument No. 20160919-0098115 Register's Office for Davidson County, Tennessee, dated September 15, 2016 and recorded on September 19, 2016.

The said Stephen Kendrick and Korie Bernard having since divorced. Divorce decree of record in the Third Circuit Cout for Davidson County Tennessee, Docket No. 18D-1720.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1701 15th Ave S, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 16th DAY OF MARCH, 2020.

Stephen Kendrick

Korie Bernard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN KENDRICK, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KORIE BERNARD, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2020.

Notary Public
My Commission Expires: 1/8/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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