QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-FM-20-5216

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 25 DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

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)
Brian Charles, an unmarried man	**New Owner**	
(NAME) **5216 Louisiana Avenue,**	(NAME)	**091-07-1I-001.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **BRIAN CHARLES, AN UNMARRIED MAN AND SARAH GERNUX, AN UNMARRIED WOMAN, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BRIAN CHARLES, AN UNMARRIED MAN** hereinafter called the Grantee, his 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. A on the Plan of Declaration of Covenants, Conditions and Restrictions for 5216 Louisiana Avenue Townhomes, a horizontal Property Regime with Private Elements, as shown on Exhibit "D" of 5216 Louisiana Avenue Townhomes, a horizontal Property Regime with Private Elements, of record in Instrument No. 20180413-0035169 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Charles, an unmarried man and Sarah Gernux, an unmarried woman, as joint tenants in common with right of survivorship of record in Instument No. 20190625-0061483, Register's Office for Davidson, Tennessee.

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: **5216 Louisiana Avenue, Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch# 379329 **DEEDQC**
03/30/2020 10:27:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200330-0033813

Witness my hand this the 20 day of March, 2020.

Brian Charles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Brian Charles,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

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

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

Witness my hand this the 7 day of February, 2020.

Sarah Gernux

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPDEN

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Sarah Gernux,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of February, 2020.

Notary Public
My Commission Expires: 12/20/24
(SEAL)

NICHOLAS D. AMANTI
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
December 20, 2024

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