QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 379356 DEEDQC
03/30/2020 10:56:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200330-0033858

O-TB-20-1803-319

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 24th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
L. Scott Torgeson, III and Janelle K. Torgeson	**Same as new owner**	
(NAME) **1803 Broadway Unit 319,**	(NAME)	**092-16-0D-319.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **L. SCOTT TORGESON,, III AND JANELLE K. BRANNON (NOW KNOWN AS JANELLE K. TORGESON),** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **L. SCOTT TORGESON, III AND JANELLE TORGESON, HUSBAND AND WIFE** 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 lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 319 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County. Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .52% interest in the Common Elements of the Bristol on Broadway Condominium.

Being the same property conveyed to L. Scott Torgeson III and Janelle K. Brannon, as joint tenants by Warranty deed from Bristol on Broadway L.P a Tennessee Limited Partnership of record in Instrument No. 20051109-0135929 Register's Office for Davidson County, Tennessee, dated October 14, 2005 and recorded on November 09, 2005. Being also known as 1803 Broadway, Unit 319 319 Nashville, Tennessee 37203.

Conveyance of parking space 238 to L. Scott Torgeson III and Janelle K. Brannon, as joint tenants by Quitclaim Deed (Limited Common Element) from Samuel C. Yeager of record in Instrument No. 20060525-0061730, Register's Office for Davidson County, Tennessee, dated May 22, 2006 and recorded on May 25, 2006. **Janelle K. Brannon since having married L. Scott Torgeson, III is now known as Janelle K. Torgeson.**

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: **1803 Broadway Unit 319, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 24th day of March, 2020.

L. Scott Torgeson, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. SCOTT TORGESON, III, 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 24 of March, 2020.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Janelle K. Torgeson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANELLE K. TORGESON, 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 24 of March, 2020.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212