QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 393550 DEEDQC
04/29/2020 03:32:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200429-0045025

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

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 27th DAY April, 2020.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RIVERPOST PROPERTIES, LLC	**Same**	
(NAME)	(NAME)	
2602 PADDLE WHEEL DR		**MAP 119** **GROUP 160** **PARCEL 084.00**
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214-1119		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars and no cents, cash in hand paid by the hereinafter named Grantees and for other good and valuable considerations, the receipt all of which is hereby acknowledged, **KEVIN POST, A SINGLE MAN,** hereinafter called the Grantor, has bargained and sold, and does hereby quitclaim and convey unto **RIVERPOST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in Davidson County, State of Tennessee as follows, to wit:

Lot 4, on the Plan of Battlewood, Section III, as shown on plat of record in Plat Book 3300, page 4, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

SAID Lot No.4 fronts 90.61 feet on the easterly side of Drummond Drive and extends back 445.82 feet more or less on the northerly line and 482.8 feet more or less on the southerly line to the centerline of Mill Creek on which it measures 110 feet, more or less.

Being the same property conveyed to Kevin Post, a single man, by Warranty Deed from Eric Sox, a married man and George Brandt, a married man, dated February 17, 2015 and recorded on February 18, 2015 in Instrument no. 20150218-0014086, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **1006 Drummond Dr, Nashville, Tennessee 37211**

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

Witness my hand this the 27th day of APRIL, 2020.

Kevin Post

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin Post**, 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 executed the within instrument for the purposes therein contained.

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

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

Briana Gage
Notary Public
My Commission Expires:

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