Karen Johnson Davidson County
Batch# 403695 DEEDQC
05/20/2020 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200520-0052449

QUITCLAIM DEED

KARA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
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)
Ronald Shaffer and Victorine Baudino-Shaffer	**Same**	**082-15-0A-117.00-CO**
(NAME)	(NAME)	
2215 NE 52nd Avenue		
(ADDRESS)	(ADDRESS)	
Portland, OR 97213		
(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,

RONALD K. SHAFFER AND VICTORINE BAUDINO-SHAFFER, HUSBAND AND WIFE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

RONALD K. SHAFFER AND VICTORINE L. BAUDINO-SHAFFER, TRUSTEES OF THE SHAFFER FAMILY TRUST, DATED MAY 12, 2020, AND ANY AMENDMENTS THERETO, OR TO SUCH SUCCESSOR TRUSTEES OF SUCH TRUST(S) CREATED UNDER SUCH INSTRUMENT AS MAY HEREAFTER BE APPOINTED ("GRANTEE")

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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 536 AND PARKING SPACE 118, OF 5TH AND MAIN CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING 5TH AND MAIN CONDOMINIUMS OF RECORD IN INSTRUMENT NUMBER 20060630-0078751, AS AMENDED IN INSTRUMENT NO. 20070104-0001656; INSTRUMENT NO.20070424-0048607; INSTRUMENT NO. 20080411-0036927; INSTRUMENT NO. 20080512-0048553; INSTRUMENT NO. 20081120-0114262; INSTRUMENT NO. 20110921-0073283; INSTRUMENT NO. 20111129-0092827; INSTRUMENT NO. 20120409-0030284; INSTRUMENT NO. 20120820-0074741; INSTRUMENT NO. 20121017-0095419; INSTRUMENT NO. 20130911-0096032 AND INSTRUMENT NO. 20140804-0069914, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL 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 THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT B TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO RONALD K. SHAFFER AND VICTORINE BAUDINO-SHAFFER, BY WARRANTY DEED FROM BETTY SUZANNE WHITAKER, OF RECORD IN INSTRUMENT NUMBER 20180604-0053076, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **2115 Yeaman Place, #536, Nashville, Tennessee 37206**

Witness our hands this the 12 day of May, 2020.

RONALD K. SHAFFER

VICTORINE BAUDINO-SHAFFER

STATE OF OREGON)
) ss.
County of WASHINGTON)

This instrument was acknowledged before me on MAY 12, 2020, by Ronald K. Shaffer and Victorine L. Baudino-Shaffer.

Notary Public for Oregon

OFFICIAL STAMP
MELISSA ANN MILLS
NOTARY PUBLIC - OREGON
COMMISSION NO. 991564
MY COMMISSION EXPIRES SEPTEMBER 30, 2023

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY