Karen Johnson Davidson County
Batch# 419454 DEEDQC
06/18/2020 03:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200618-0064642

QUITCLAIM DEED

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 12 DAY OF JUNE, 2020

Notary Public

MY COMMISSION EXPIRES: 10/2/2021

(AFFIX SEAL)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AJ-QCD-20-RHODES

THIS INSTRUMENT WAS PREPARED BY (and return to)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clayton Petty Rhodes	**New Owner**	
(NAME)	(NAME)	
2525 Blair Blvd.		**104-11-316.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37212		
(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, **CLAYTON PETTY RHODES, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CLAYTON PETTY RHODES, unmarried**, 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 the Easterly 47 ½ feet of Lot No. 88 on the Map of Sunset Park, of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Said property fronts 47 ½ feet on the Southerly margin of Blair Boulevard and extends back between parallel lines 160.5 feet to the Northerly line of Lot No. 75 in said subdivision.

Being the same property conveyed to CLAYTON PETTY RHODES AND LINDSAY S. SANDERS, from LAWSON D. CRAIG by Warranty Deed of record in Instrument No. 20060713-0084630, Register of Deeds for Davidson County, Tennessee.

Further, being the same property conveyed to Clayton Petty Rhodes by Final Decree of Divorce, of record in Instrument No. 20200210-0015131, Register's Office for Davidson County, Tennessee.

Lindsay S. Sanders joins in this conveyance to convey any and all possible remaining interest in the property identified herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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: **2525 Blair Blvd., Nashville, Tennessee 37212**.

Witness my hand this the 15th day of June, 2020.

CLAYTON PETTY RHODES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **CLAYTON PETTY RHODES,** 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 15th day of June, 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

Witness my hand this the 12th day of June, 2020.

LINDSAY S. SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally **LINDSAY S. SANDERS,** 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 12 day of June, 2020.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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