QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 453854 DEEDQC
08/10/2020 02:23:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200810-0088898

AJ-QCD-20-411-202

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 30 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/21/2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Creighton Titus	**New Owner**	
(NAME)	(NAME)	**105-7-4O-210.00CO**
411 Merritt Ave, #202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN TITUS AND LAURA TITUS, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CREIGHTON TITUS, 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 Unit 210 of Segment Condominium, and described in a Declaration of record in Instrument No. 20171113-0116253, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to **JUSTIN TITUS AND LAURA TITUS, HUSBAND AND WIFE** from **SEGMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, of record in Instrument No. **20190930-0099381**, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the parties. 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: **411 Merritt Ave #202, Nashville, Tennessee 37203**.

Witness my hand this the 30 day of July, 2020.

Justin J Titus
JUSTIN TITUS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUSTIN TITUS**, 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 30 day of July, 2020.

Notary Public

My Commission Expires: 10/21/2023

Witness my hand this the 30 day of July, 2020.

LAURA TITUS

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA TITUS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of July, 2020.

Notary Public

My Commission Expires: 10/21/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY