QUITCLAIM DEED

TRICIA NAJLA NICOLOSI
NOTARY PUBLIC
REGISTRATION # 7756550
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2021

G-VRES-20-7929

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Richmond City

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August, 2020

Notary Public

MY COMMISSION EXPIRES: September 30, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Olga Ritchie	**New Owner**	
(NAME)	(NAME)	**181-01-0B-262.00-CO**
7929 Kirkfield Drive	N/A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	N/A	
(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, **JAMES R. RITCHIE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLGA RITCHIE**, 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 in Davidson County, Tennessee, being Lot No. 90, on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, of record in Plat at Instrument No. 20071214-0143931, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Ritchie by Warranty deed from Gerald C. Mason and Timothy Jay Stallman, a married couple, as joint tenants with full rights of survivorship of record in Instrument No. 20160930-0103081 Register's Office for Davidson County, Tennessee, dated September 28, 2016 and recorded on September 30, 2016. James Ritchie having since died leaving Olga Ritchie and James R. Ritchie as his heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. _202008140091479_____ and Instrument No. _202008140091480_____, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **7929 Kirkfield Drive, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch# 457508 DEEDQC
08/14/2020 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200814-0091481

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 3-20-0147

Witness my/our hand(s) this the 11th day of August, 2020.

James R. Ritchie

STATE OF Virginia

COUNTY OF Richmond City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,JAMES R. RITCHIE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2020.

Notary Public

My Commission Expires September 30, 2021

(SEAL)

TRICIA NAJLA NICOLOSI
NOTARY PUBLIC
REGISTRATION # 7756550
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

