QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Washington

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

Megan Stallings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 2020.

Kaitlyn Rose Ann Yates
Notary Public

MY COMMISSION EXPIRES: 01-31-2022

(AFFIX SEAL)

KAITLYN ROSE ANN YATES NOTARY PUBLIC REG. #7593960 MY COMMISSION EXPIRES 1-31-22 COMMONWEALTH OF VIRGINIA

A-FBTC-20-2310-403

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)
Richard A. Jenkins and Ruth Ella Jenkins	**New Owners**	
(NAME)	(NAME)	**105-14-0C-403.00-CO**
2310 Elliott Ave, Apt 403		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RRJ Properties, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard A. Jenkins and Ruth Ella Jenkins,** hereinafter called the Grantees, 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. 403 of The Park at Melrose 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 The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, 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 "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to RRJ Properties LLC by Warranty deed from Alyssa Ann Watson, a single person of record in Instrument No. 20180723-0071689 Register's Office for Davidson County, Tennessee, dated July 18, 2018 and recorded on July 23, 2018.

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

Karen Johnson Davidson County
Batch# 496615 **DEEDQC**
10/15/2020 02:29:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201015-0120149

This is **improved** property known as: **2310 Elliott Ave., Apt. 403, Nashville, Tennessee 37204**.

Witness our hands this the 16th **day of** September, **2020.**

RRJ Properties, LLC

Richard A. Jenkins
Managing Member

Ruth Ella Jenkins
Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of September, 2020, before me personally appeared **Richard A. Jenkins and Ruth Ella Jenkins,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as **Managing Members** of **RRJ Properties, LLC**, the within named bargainor, a Virginia limited liability company, and that as such **Managing Members**, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of **RRJ Properties, LLC** as such **Managing Members** thereof.

Witness my hand and official seal, this the 16th day of September, 2020.

Notary Public

My Commission Expires:
01-31-2022

