# 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 22 DAY OF Oct, 20 2020

Notary Public

MY COMMISSION EXPIRES: May 07 2024
(AFFIX SEAL)

AUSTIN TOTTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 07, 2024

QCD-1021 SUMMIT

**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) |
|---|---|---|
| **Tristan Eldridge** | **Same** | |
| (NAME) **1021 Summit Ave.** | (NAME) | **10505057500** |
| (ADDRESS) **Nashville, TN 37203** | (ADDRESS) | |
| (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, **ETHAN SMITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRISTAN ELDRIDGE, UNMARRIED** 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:

Being Lot No. 2, n the Map of A. V. Jones Subdivision of Blocks 2, 4, 6, 8, 10, 12, 14, and 20 of Jones and Dubley's Addition to Nashville, of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ethan Smith, unmarried by Quitclaim Deed recorded 1/25/2019 in Instrument No. 20190125-0007677, Register's Office for Davidson County, Tennessee.

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.

This is **improved** property known as: **1021 Summit Ave., Nashville, Tennessee 37203**.

Karen Johnson Davidson County
Batch# 500418 **DEEDQC**
10/22/2020 01:55:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201022-0123060

Witness my/our hand(s) this the 20 day of Oct, 20 20

Ethan Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHAN SMITH, 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 16th of September, 2020.

Notary Public
My Commission Expires: May 7, 2024
(SEAL)

AUSTIN TOTTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 07, 2024

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212