# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 509909 DEEDQC
11/06/2020 01:58:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201106-0130683

B-CSB-20-1719

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 October, 2020

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**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) |
|---|---|---|
| **John H. Eldridge, III** | **New owner** | |
| (NAME) | (NAME) | **105-05-0M-001.00-CO** |
| **224 Callis Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Lebanon, TN 37090** | | |
| (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, **AUSTIN TOTTY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN H. ELDRIDGE, III** 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 Unit A of 1719 14th Avenue South Townhomes as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 1719 14th Avenue South Townhomes of record in Instrument No. 20140708-0059950, 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 John Eldridge by Warranty deed from TBC Development, LLC of record in Instrument No. 20150706-0064654 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 06, 2015.

Being the same property conveyed to UP Partnership, GP by Quitclaim deed from John Eldridge, married of record in Instrument No. 20160628-0065587 Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 26, 2016.

Being the same property conveyed to John H. Eldridge, III, married by Quitclaim deed from UP Partnership, GP of record in Instrument No. 20161215-0131488 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 15, 2016.

Being the same property conveyed to UP Partnership, GP by Quitclaim deed from John H. Eldridge, III, married of record in Instrument No. 20161215-0131490 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 15, 2016.

Being the same property conveyed to Austin Totty, unmarried by Quitclaim deed from UP Partnership, GP of record in Instrument No. 20170804-0079921 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 04, 2017.

Being the same property conveyed to Austin Totty, unmarried and John H. Eldridge, III, married by Quitclaim deed from Austin Totty, unmarried of record in Instrument No. 20180607-0054767 Register's Office for Davidson County, Tennessee, dated June 05, 2018 and recorded on June 06, 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.

This is **improved** property known as: **1719 14th Avenue S, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 30th of October, 2020.

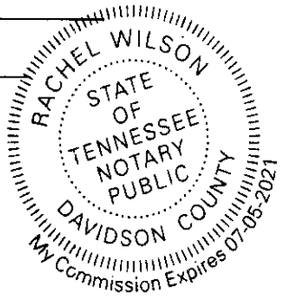
Austin Totty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN TOTTY, 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 30th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)




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