QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 515317 DEEDQC
11/12/2020 12:15:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201112-0133431

G-AU-20-316

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF November 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 (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)
Lauren Billings	**New Owner**	**161130B31600CO**
(NAME)	(NAME)	
316 Shady Creek Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LAUREN BILLINGS AND DAVID BILLINGS, TENANTS IN COMMON

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LAUREN BILLINGS

HER 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 316 ON THE PLAN OF CREEKSIDE OF BRENTWOOD, AS SHOWN ON EXHIBIT "B" OF THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050204-0013611 AS AMENDED IN INSTRUMENT NO. 20050329-0034131 AND INSTRUMENT NO. 20050822-0100021 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LAUREN BILLINGS AND DAVID BILLINGS, TENANTS IN COMMON BY WARRANTY DEED FROM LE RAE KIM, UNMARRIED OF RECORD IN INSTRUMENT NO. 20150610-0054734 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 28, 2015 AND RECORDED ON JUNE 10, 2015.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter, and therefore Drafter does not accept liability for this instrument*****

This is **improved** property known as: **316 Shady Creek Lane, Nashville, TN, 37211**

Witness my hand this the 3 day of November, 2020.

Lauren Billings
LAUREN BILLINGS

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **LAUREN BILLINGS**, 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 3 day of November, 2020.

William E. Groner
Notary Public

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAM E. GRONER

My Commission Expires:

Witness my hand this the 3 day of November, 2020.

David Billings
DAVID BILLINGS

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **DAVID BILLINGS**, 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 3 day of November, 2020.

William E. Groner
Notary Public

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAM E. GRONER

My Commission Expires: 03/07/2023