Karen Johnson Davidson County
Batch# 523433 DEEDQC
12/02/2020 12:57:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201202-0140010

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Blvd, Suite 300, Houston, TX 77024	Attorneys Title Agency 31440 Northwestern Hwy., Suite 100 Farmington Hills, MI 48334	Philip Ruffino and Jill Danielle Ruffino 5506A New York Avenue, Nashville, TN 37209	091-02-0V-001.00

QUITCLAIM DEED

FOR $0.00, and other good and valuable consideration, given by Philip Ruffino and Jill Danielle Ruffino, husband and wife, whose address is 5506A New York Avenue, Nashville, TN 37209 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Philip Ruffino, a married man who acquired title as an unmarried man, joined in execution by spouse, Jill Danielle Ruffino, whose address is 5506A New York Avenue, Nashville, TN 37209, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 5506 NEW YORK AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20141226-0118126 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "C", 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 real estate conveyed to Grantor by instrument recorded on 01/21/2020 at Instrument Number 20200121-0006970 in the Register's Office of Davidson County, Tennessee.

Commonly known as 5506A New York Avenue, Nashville, TN 37209. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

ATA File No. TN-20735976-NLS

Jill Danielle Ruffino

Jill Danielle Ruffino

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Virgil Riley, notary public, Jill Danielle Ruffino, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of October, 2020.

V.

Notary Public

Virgil Riley

Notary Public Name (Printed)

My Commission Expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Philip Ruffino

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Virgil Riley, notary public, Philip Ruffino, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of October, 2020

Notary Public

Virgil Riley

Notary Public Name (Printed)

My Commission Expires: 10-2-2023

The preparer has not had any contact with the Grantor(s) or Grantee(s), and did not provide legal advice to the Grantor(s) or Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation.

VIRGIL RILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Philip Ruffino

Jill Danielle Ruffino

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Virgil Riley, notary public, Philip Ruffino and Jill Danielle Ruffino, husband and wife, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of October, 2020.

Notary Public

Virgil Riley

Notary Public Name (Printed)

My Commission Expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

(For Recording Data Only)

File No : TN-20735976-NLS

EXHIBIT A

The land is situated in the City of Nashville, County of Davidson, State of Tennessee, as follows:

Being Unit A,** together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements of record as Instrument No. 20141226-0118126 and being shown on Plat attached thereto as Exhibit "C" in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

** New York Avenue Townhomes

Commonly Known As: 5506A New York Ave., Nashville, TN 37209

091 02 0V 001.00

ATA NATIONAL TITLE GROUP, LLC
31440 Northwestern Hwy, Suite 100
Farmington Hills, MI 48334
Ph:(248) 341-4922 Fax:(248) 432-2162

True Copy Certification

I, Carol Varvatos , 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.

Carol Varvatos

Signature

State of Michigan

County of Oakland

Personally appeared before me, Steven Frank , a notary public for this county and state, Carol Varvatos who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Steven Frank

Notary's Signature

My Commission Expires: 11-13-2020
Notary' Seal (if on paper)

STEVEN FRANK
Notary Public, Wayne County, MI
My Commission Expires: 11/13/2020