This instrument prepared by:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-0223

Karen Johnson Davidson County
Batch# 578025 DEEDQC
02/25/2021 08:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210225-0023500

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
CALVIN S. RUTGERSON 604 PAGE DRIVE MT. JULIET, TN 37122	NEW OWNER	135 05 005500

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of love and affection and no monetary consideration, **Toni W. Rutgerson** has bargained and sold, and does hereby remise, release and forever quitclaim unto **CALVIN S. RUTGERSON, A MARRIED MAN**, her entire right, title and interest in and to a certain tract of land in **Davidson County, Tennessee**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the First Revision of the Resubdivision Lot 61- Town Park Estates of record in Instrument No. 20080605-0057802 said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Calvin S. Rutgerson and wife, Toni W. Rutgerson by Warranty Deed from David Waynick of record as Instrument No. 20161005-0105524 in the Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 3400, page 120 amended in Book 3436, page 43, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to an easement for sanitary sewers and/or storm drainage, set forth in an instrument of record in Book 5002, page 377, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument No. 20080605-0057802 and Book 3300, page 64 and 65, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Subject to all covenants, subdivision restrictions, easement and other matter of record in plat Instrument No. 20080605-0057802 and Plat Book 3300, page 64 and 65, said Register's Office.

This is improved property known as:

316 MELVIN JONES DRIVE
NASHVILLE, TN 37217

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located

thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 23rd day of February, 2021.

Notary Public

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of February, 2021.

TONI W. RUTGERSON, Bargainor

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toni W. Rutgerson, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 23rd day of February, 2021.

Notary Public

CERTIFICATION
I, REBECCA WAYNICK, do hereby make oath that I am 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.

REBECCA WAYNICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 23rd day of February, 2021, personally appeared before me, Caitlin Smith, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: _____