QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 588964 DEEDQC
03/10/2021 03:14:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210310-0031809

Y-SB-CRE-21-2404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Ruby Lynn Cortner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 20 21

Notary Public

MY COMMISSION EXPIRES: September 7, 2021

(AFFIX SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

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)
Ruby Lynn Cortner and Jane S. Cortner	**New Owner**	
(NAME) **2404 Alameda St,**	(NAME)	**092-03-0-112.00**
(ADDRESS) **Nashville, TN 37208**	(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, **RUBY LYNN CORTNER, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUBY LYNN CORTNER, A MARRIED WOMAN, AND JANE S. CORTNER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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 Lot No. 84 on the Map of the Subdivision of the Heffernan Place, as of record in Book 161, Page 138, Register' s Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 50 feet on the Northerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Ruby Lynn Cortner, a married woman of record in Instrument No. 20210310-0031807, Register's Office for Davidson, 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: **2404 Alameda St, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 8th day of March, 2021.

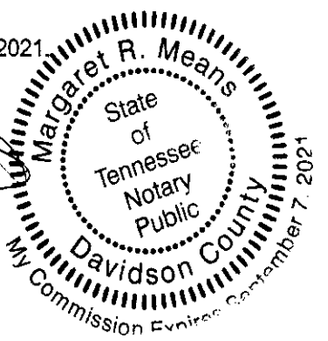
Ruby Lynn Cortner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBY LYNN CORTNER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of February, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903