QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 591222 DEEDQC
03/12/2021 02:39:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210312-0033436

JM-SB-ZS-21-1916

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 9th DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-9-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Toby S. Wilt, Jr., unmarried	**NEW OWNER**	
(NAME)	(NAME)	**092-16-0E-003.00-CO**
1916 Adelicia St,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **CATHERINE ELIZABETH WILT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOBY S. WILT, JR., UNMARRIED** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 102 of The Adelicia, A Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, a Condominium of record in Instrument Number 20060222-0020964, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit, Instrument No, 20050802-0090098, Instrument No. 20050803-090595 and Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307 and further amended in Instrument No, 20090818-0077786 to said Master Deed.Together with parking space numbers 245 and 246 and storage space number 91B, which are assigned as limited common elements appurtenant to the above described unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Toby S. Wilt, Jr, a married man by Warranty deed from Ali Investments, LLC of record in Instrument No. 20190912-0092493 Register's Office for Davidson County, Tennessee, dated September 11, 2019 and recorded on September 12, 2019.

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 instrument is being executed for the purpose of divesting and marital interest that may existed in the subject property by the grantor.

This is **improved** property known as: **1916 Adelicia St, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 22 day of Feb, 2021

Catherine Elizabeth Wilt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE ELIZABETH WILT, 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 22 day of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

