QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 605651 DEEDQC
04/01/2021 01:03:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210401-0043276

JM-SB-BMR-21-711

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 30th 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 07-09-2024

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)
Jennifer Senter	**New Owner**	
(NAME)	(NAME)	
711 Garfield St		**081-08-4T-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryan William Senter,** hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Senter,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit No. 711 as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1623 & 1625 7th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161109-0118847, and Amended in Instrument No. 20180319-0025609, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

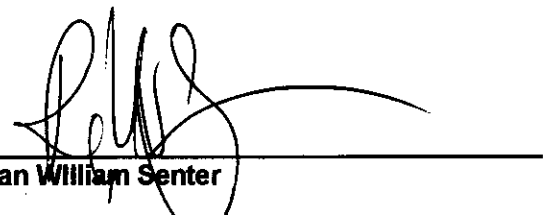
Being the same property conveyed to Jennifer Senter by Warranty Deed, of record in 20210401-0043274, Register's Office for Davidson, Tennessee.

This Instrument was prepared for the purpose of divesting any marital interest of Grantor in the Property. Notwithstanding, said Property was never the marital residence of Grantor.

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: **711 Garfield Street, Nashville, Tennessee 37208**.

Witness my hand this the 1 day of March, 2021.



Ryan William Senter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan William Senter**, 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 24th of March, 2021.

- See attached. 03/01/2021
Notary Public
My Commission Expires: 12/25/2022
(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of VENTURA)

On 03/01/2021 (Date) before me, DOROTHY J. STRAUSS, NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared RYAN WILLIAM SENTER (Name(s) of Signer(s)) 03/01/2021,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DOROTHY J. STRAUSS
Notary Public - California
Ventura County
Commission # 2273121
My Comm. Expires Dec 25, 2022

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dorothy J. Strauss
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: QUITCLAIM DEED FOR 711 GARFIELD STREET, NASHVILLE, TN 37208
Document Date: N/A Number of Pages: 2
Signer(s) Other Than Named Above: NONE NOTARIZED

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing: 03/01/2021

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