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# 613049 DEEDQC
04/12/2021 03:48:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210412-0048629

ADDRESS OF NEW OWNER:

CALVIN S. RUTGERSON
604 PAGE DRIVE
MT. JULIET, TN 37122

SEND TAX BILL TO:

NEW OWNER

MAP & PARCEL:

PART OF
135 05 0 086.00

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:

Certain Townhomes located in Davidson County, Tennessee, being Unit No. 318 A on the Horizontal Property Regime of 318 Melvin Jones Drive, 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 Declaration of Covenants, Conditions and Restrictions for Horizontal Property Regime of 318 Melvin Jones Drive of record in Instrument Number 20201008-0117263 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, with private elements, a Townhomes Development , 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 Units 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 20201008-0117263 to said Master Deed.

Being a portion of the same property conveyed to Calvin S. Rutgerson and wife, Toni W. Rutgerson by Warranty Deed from David Waynick of record as Instrument No. 20150407-0030398 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 all covenants, conditions, restrictions, easements and other matters of record in Plat Instrument No. 20080605-0057802 and the Master Deed for 318 Melvin Jones Drive Townhomes a Horizontal Property Regime of record as Instrument No. 20201008-0117263 in the Register's Office for Davidson County, Tennessee.

Subject to all of those facts, conditions and limitations shown on the Plat of record as Instrument No. 20080605-0057802 and Exhibit C to the Master Deed for 318 Melvin Jones Drive Townhomes a Horizontal Property Regime of record as Instrument No. 20201008-0117263 in the Register's Office for Davidson County, Tennessee. Reference is here made to said Plat and Exhibit for a more depiction of the terms and details thereupon.

This is improved property known as:

318 A 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. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantees 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 9th day of April, 2021.

Notary Public

REBECCA R. WAYNICK NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

IN WITNESS WHEREOF I have hereunto set my hand on this the 9th day of April, 2021.

TONI W. RUTGERSON

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, 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 9th day of April, 2021.

Notary Public

CAITLIN MARIE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

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 19TH day of January, 2021 personally appeared before me, Caitlin Marie 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.

CAITLIN MARIE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: