QUITCLAIM DEED

Karen Johnson Davidson County
Ba:ch# 648103 DEEDQC
06/02/2021 12:19:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210602-0073913

JM-SB-VRES-21-1424

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 1st DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1424 Nashville, LLC	**New Owner**	
(NAME)	(NAME)	**105-05-0Z-011.00-CO**
4875 Oak Grove Ct NE		
(ADDRESS)	(ADDRESS)	
Cedar Rapids, IA 52411		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LYNN AMBROSY and AIMEE AMBROSY,** hereinafter called the Grantors, have bargained and sold, and by these presents do/ transfer and convey unto **1424 NASHVILLE, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its 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 Unit 1424, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151221-0128111, Register's Office for said county, to reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated here by reference and made a part of the same as through copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to LYNN AMBROSY and AIMEE AMBROSY by Warranty Deed from Michelle P. Williams and Arthur E. Williams, of record at Instrument No. 20210602-0073909, Register's Office for Davidson, Tennessee.

Being also the same property conveyed to Michelle P. Williams and husband, Arthur E. Williams by Quitclaim deed from 5A&M Properties TN LLC, a Tennessee limited liability company of record in Instrument No. 20190422-0036778 Register's Office for Davidson County, Tennessee, dated April 18,

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: **1424 12th Avenue South, Nashville, Tennessee 37203**.

Witness my hand this the 27 day of May, 2021.

LYNN AMBROSY by Paul Hinman as his Attorney in Fact

Said Power of Attorney of record at Instrument No. 20210602-0073911 Registers Office Davidson County, Tennessee.

AIMEE AMBROSY by Paul Hinman as his Attorney in Fact

Said Power of Attorney of record at Instrument No. 20210602-0073910, Registers Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LYNN AMBROSY AND AIMEE AMBROSY, and who acknowledged he/she/they executed the same as the free act and deed of the said LYNN AMBROSY AND AIMEE AMBROSY.

Witness my hand and official seal, this the 27 of May, 2021.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024