QUITCLAIM DEED

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 2 DAY OF 20 21

Notary Public

MY COMMISSION EXPIRES:

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/05/2025 DAVIDSON COUNTY

(AFFIX

G-SB-ALI13-21-567

Karen Johnson Davidson County
Batch# 675869 DEEDQC
07/13/2021 11:55:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210713-0094066

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2021 21ST AVENUE S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Blake Livingstone	**New Owner**	
(NAME)	(NAME)	
567 Bradburn Village Court		164-06-0B-034.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For an 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, and as pursuant to Final Decree of Divorce and Marital Dissolution Agreement, entered March 11, 2019, Docket No. 18CV-1876, ChanCery Court for Rutherford County, Tennessee, at Murfreesboro, **CHRISTINA L. LIVINGSTONE, n/k/a CHRISTINA LOUISE DUNCAN, UNMARRIED** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHARLES BLAKE LIVINGSTONE, UNMARRIED** hereinafter called the Grantee, his 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 No. 34, as shown on the exhibit to the Amended and Restated Decleiration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, Phase One, a Horizontal Property Regime and Private Elements, of record in Instruments 200608160101099; 20070717-0084884 and 20070817-0098536, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Charles Blake Livingstone and Christina L. Livingstone, husband and wife by Warranty deed from Beazer Homes Corp of record in Instrument No. 20090202-0008741 Register's Office for Davidson County, Tennessee, dated January 30, 2009 and recorded on February 02, 2009. Christina L. Livingstone also known as Christina Louise (Duncan) Livingstone and now known as Christina Louse Duncan, all being one and the same person.

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: **567 Bradburn Village Court, Antioch, Tennessee 37013.**

Witness my/our hand(s) this the 26th day of June, 2021.

Christina Louise Duncan

Christina Louise Duncan

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINA LOUISE DUNCAN, 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 26th day of June, 2021.

Dory Francis

Notary Public

My Commission Expires: 08/19/2023

(SEAL)

DORY FRANCIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:

RUDY TITLE & ESCROW, LLC

2012 21ST AVENUE S

NASHVILLE, TN 37212