Quitclaim Deed

2021-320

Karen Johnson Davidson County
Batch# 740261 DEEDQC
10/20/2021 12:17:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211020-0140882

State of ~~Tennessee~~ COLORADO
County of ~~Davidson~~ DENVER

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 8th day of October, 2021

ALAN JONES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184036520
MY COMMISSION EXPIRES SEPT. 14, 2022

Notary Public

My Commission Expires: 09/14/2022

INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Dylan Ruder and Ashlyn Ruder 712 Gillock Street Nashville, TN 37216	NEW OWNER	061-14-0-0144.00

KNOW ALL MEN BY THESE PRESENTS that **Carine Ruder,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Dylan Ruder and Ashlyn Ruder**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 137 on the Plan of E.B. Craig's Subdivision of the Crownover Property of record in Book 894, Pages 640 and 641 Register's Office for Davidson County, Tennessee.

Said Lot 137 fronts 50.3 feet on the Southerly side of Gillock Avenue and extends back 140 feet between parallel lines to a dead line in the rear measuring 50.3 feet thereon.

Being the same property conveyed to Dylan Ruder and Ashlyn Ruder, husband and wife and Carine Ruder, as joint tenants with rights of survivorship by Quit Warranty Deed from Melinda Dixon, dated July 6, 2021 and recorded July 14, 2021 in Instrument No. 20210714-0094518, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 712 Gillock Street, Nashville, TN 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 8th day of October, 2021.

Carine Ruder

State of COLORADO
County of DENVER

Personally appeared before me, ALAN JONES a Notary Public in and for said county and state, the within named Carine Ruder, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 8th day of October, 2021.

Notary Public
My Commission Expires: 09/14/2022

ALAN JONES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184036520
MY COMMISSION EXPIRES SEPT. 14, 2022