Karen Johnson Davidson County
Batch# 743283 DEEDQC
10/25/2021 02:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211025-0143378

QUITCLAIM DEED

B-LD-21-2807-305

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 21st DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/6/2025
(AFFIX SEAL)

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)
Richard Akatue	**New Owner**	
(NAME)	(NAME)	**092-10-0K-305.00-CO**
273 King Arthur Cir		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **2807 Delaware Avenue Unit 305 LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richmond A. Akatue**, 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 305 of The View at City Heights, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 2019011-0003122, amended in Instrument No. 20190114-0003775, Register's Office for said County, to which 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 hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to 2807 Delaware Avenue Unit 305 LLC by Quitclaim Deed, of record in Instrument No. 20191028-0110506, Register's Office Davidson County, Tennessee.
Said instrument corrected by a Scviener's Affidavit, of record at Instrument No. 20191209-0126885, Register's Office Davidson County, Tennessee

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: **2807 Delaware Ave., Apt. 305, Nashville, Tennessee 37209**.

Witness our hand this the 21 day of October, 2021

2807 Delaware Avenue Unit 305, LLC
A Tennessee limited liability company

Richmond A. Akatue
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richmond A. Akatue, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of 2807 DELAWARE AVENUE UNIT 305, LLC the within named bargainor, a limited liability company, and that as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21 of October, 2021.

Notary Public
My Commission Expires: 10/2/2025

(SEAL).

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2025

I, Kara Wall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/21/21 (date of document).

Affiant Signature

Date 10/22/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

