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 30th DAY OF NOV, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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) **273 King Arthur Cir**	(NAME)	**092-10-0K-305.00-CO**
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(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, **Richmond A. Akatue ,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **2807 Delaware Avenue Unit 305 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 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 Richmond A. Akatue by Quitclaim Deed, of record in Instrument No. 20211025-0143978, 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**.

Karen Johnson Davidson County
Batch# 767654 **DEEDQC**
12/03/2021 03:51:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211203-0161049

Witness our hand this the 24th day of November, 2021

Richmond A. Akatue

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, the within named bargainor, 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 person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of November, 2021.

Notary Public
My Commission Expires: 1-3-22

(SEAL).

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY