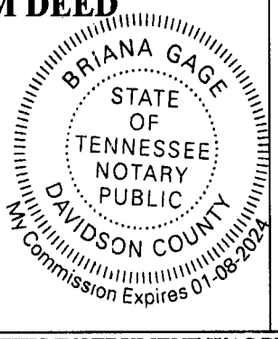
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 775480 DEEDQC
12/16/2021 02:53:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211216-0166672

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gabriel R. Lutz and William E. Grones	**Same**	
(NAME)	(NAME)	**15001001600**
473 Rural Hill Rd		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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,

GABRIEL R. LUTZ, UNMARRIED ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

GABRIEL R. LUTZ AND WILLIAM E. GRONES, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEE")

THEIR 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 LOT NO. 215 ON THE PLAN OF SECTION ONE, EDGE-O-LAKE ESTATES OF RECORD IN PLAT BOOK 3600, PAGE 43, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GABRIEL R. LUTZ, UNMARRIED, BY WARRANTY DEED FROM JAMES T. LAFALETTE, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20150831-0087716, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PARCEL IS A CORNER LOT SITUATED AT THE CORNER OF PRIEST LAKE DR AND RURAL HILL RD. THE MAILING ADDRESS FOR SAID PARCEL WAS FORMERLY KNOWN AS 2720 PRIEST LAKE DR, NASHVILLE, TN 37217 AND IS NOW KNOWN AS 473 RURAL HILL RD, NASHVILLE, TN 37217.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **473 Rural Hill Rd, Nashville, TN 37217**

Witness our hands this the 10th day of November, 2021.

Gabriel R. Lutz

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gabriel R. Lutz**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2021.

Notary Public
My Commission Expires:

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024