QUITCLAIM DEED

DM-FCM-21-505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 2021.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ANNE GOULD THESSIN	**ANNE GOULD THESSIN**	
(NAME)	(NAME)	**083 08 0 137.00**
505 ROSEBANK AVENUE	**505 ROSEBANK AVENUE**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	**NASHVILLE, TN 37206**	
(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, **RYAN MATTHEW BERNHARDT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNE GOULD THESSIN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/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. 17, on the Plan of Rosewood Heights, Section I, of record in Book 2133, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Matthew Bernhardt and Anne Thessin Bernhardt, Husband and Wife of record in Instrument No. 20100506-0034785, Register's Office for Davidson, Tennessee, dated May 03, 2010 and recorded on May 06, 2010.

The said Ryan Matthew Berhardt and Anne Gould Thessin FKA Anne Thessin Bernhardt have since divorced in Docket No. 20D1245 in the Third Circuit Court of 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: **505 Rosebank Ave, Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 788744 **DEEDQC**
01/12/2022 01:15:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220112-0004415

Witness my/our hand(s) this the 15 day of December, 2021.

Ryan Matthew Bernhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN MATTHEW BERNHARDT, 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 15th of December, 2021.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

RETURN TO:

Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023