THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 790442 DEEDQC
01/14/2022 10:51:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220114-0005860

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# QUITCLAIM DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| 37212, 1705A, LLC<br>1104 Paris Ave<br>Nashville TN 37204 | Owner | 105-05-0P-001.00 CO |

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Rod Roudi and Helen Adelman Roudi, husband and wife**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **37212, 1705A, LLC**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being unit A, as shown on Exhibit "C" of the Declaration of Covenants, Conditions, and Restrictions for 1705 14th Avenue South Townhomes, a Horizontal Property Regime with private Elements pursuant to Tennessee Code Annotate Section 66-27-103, of record in Instrument No. 20141028-0099318, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rod Roudi and Helen Adelman Roudi, husband and wife, by Warranty Deed from November 3, 2015, at Instrument No. 20151103-0111835, Davidson County Register of Deeds.

This is property commonly known as 1705 A 14th Avenue South, Nashville, TN 37212.

**Witness our hands, this** 31 **day of** December, **2021:**

R. R. K
**Rod Roudi**

Helen Adelman Roudi
**Helen Adelman Roudi**

**STATE OF TENNESSEE**

**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rod Roudi**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31 day of December, **2021**.

Notary Public

My Commission Expires: 8/7/24

JENNIFER F. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**STATE OF TENNESSEE**

**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helen Adelman Roudi**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31 day of December, **2021**.

Notary Public

My Commission Expires: 8/7/24

JENNIFER F. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

R. R.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31 DAY OF December, **2021**.

Notary Public

My Commission Expires: 8/7/24

JENNIFER F. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY