QUITCLAIM DEED

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 4 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES:

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

B-JE-22-1021

Karen Johnson Davidson County
Batch# 817020 DEEDQC
03/08/2022 08:36:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220308-0025959

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John H. Eldridge, III and Tristan H. Eldridge	**New Owner**	
(NAME)	(NAME)	**105-05-0-575.00**
224 Callis Rd.		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(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, **TRISTAN ELDRIDGE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN H. ELDRIDGE, III AND TRISTAN H. ELDRIDGE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** 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:

Being Lot No. 2, n the Map of A. V. Jones Subdivision of Blocks 2, 4, 6, 8, 10,12,14, and 20 of Jones and Dubtey's Addition to Nashville, of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ethan Smith, Unmarried by Quit Claim deed from Natasha Eldridge, Married of record in Instrument No. 20190125-0007677 Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on January 25, 2019.

Being the same property conveyed to Tristan Eldridge, Unmarried by Quit Claim deed from Ethan Smith, Unmarried of record in Instrument No. 20201022-0123060 Register's Office for Davidson County, Tennessee, dated October 22, 2020 and recorded on October 22, 2020.

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: **1021 Summitt Ave, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 4th of March, 2022.

Tristan Eldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRISTAN H. ELDRIDGE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of March, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212