QUITCLAIM DEED LINDSAY M. BLAIR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 09/02/2024 J-FB-19-402	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Melissa Jansen Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF February 20 22 L V Blakely Notary Public MY COMMISSION EXPIRES: 9/2/24 (AFFIX SEAL)

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)
Frances D. Bates and Terry A. Bates, wife and husband	**New Owner**	
(NAME) **1133 Elrod Ferry Rd.,**	(NAME)	**04309018900**
(ADDRESS) **Hartwell, GA 30643**	(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, **ASSET PRESERVATION, INC.** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANCES D. BATES AND TERRY A. BATES, WIFE AND HUSBAND** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
BEING the westerly 50 feet of Lot No. 3 and the easterly 50 feet of Lot No. 4 of Block "H" on the Plan of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County, Said Parts of Lots Nos. 3 and 4 front together 100 feet on the southerly side of Cumberland Avenue and run back between parallel lines 165 1/2 feet to a dead line.

Being the same property conveyed to Asset Preservation, Inc. as Qualified Intermediary for Frances D. Bates and Terry A. Bates by Warranty Deed from Keran Card Successor Trustee for the Johnson Family Revocable Living Trust, executed on 11/15/2019 and filed for record on 11/19/2019 as Instrument Number 20191119-0119417, Register's Office for 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: **402 Cumberland Ave, Madison, Tennessee 37115**.

Karen Johnson Davidson County
Batch# 825682 **DEEDQC**
03/21/2022 01:18:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220321-0032288

Witness my/our hand(s) this the 23 day of Feb., 2022

Asset Preservation, Inc.

BY: _____
Jennifer Pendzick, VP

STATE OF NEW YORK
COUNTY OF SUFFOLK

Before me, the undersigned Notary Public, personally appeared Jennifer Pendzick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President

Witness my hand and official seal, at office, this 23 day of Feb, 2022

Christina Kern
Notary Public

My Commission Expires: _____

CHRISTINA KERN
Notary Public, State of New York
No. 01KE6100411
Qualified in Suffolk County
Commission Expires October 20, 2023

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