QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 828573 **DEEDQC**
03/25/2022 10:39:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220325-0034677

G-PB-21-2914

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 22nd DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/05/2025

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)
Keith Dowd and Michelle Dowd	**New Owners**	
(NAME)	(NAME)	**092100T00100CO**
2815 B W Kirkwood Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **KEITH DOWD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEITH DOWD AND MICHELLE DOWD** 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions Twentynine-Fourteen Felicia Street, A Horizontal Property Regime with Private Elements of record as Instrument No.20210323-0038403 and being shown on Plat attached thereto as Exhibit "B", 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 Layfield Construction, LLC by Warranty deed from The Heirs at Law of Allen Perkins of record in Instrument No. 20080403-0033718 Register's Office for Davidson County, Tennessee, dated April 2, 2008 and recorded on April 3, 2008. (Value of consideration shown in aforementioned deed $25,000.00.)

Being the same property conveyed to Keith Dowd by Quitclaim deed from Layfield Construction, LLC of record in Instrument No. 20160520-0050515 Register's Office for Davidson County, Tennessee, dated May 19, 2016 and recorded on May 20, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Keith Dowd by Quitclaim deed from Layfield Construction, LLC of record in Instrument No. 20161110-0119034 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 10, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2914 A Felicia Street, Nashville, Tennessee 37209.

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: **2914 A Felicia Street, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 22nd day of March, 2022

Keith Dowd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH DOWD, 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 22nd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/03/2025
DAVIDSON COUNTY

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