Karen Johnson Davidson County
Batch# 907801 DEEDQC
08/24/2022 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220824-0095721

QUITCLAIM DEED

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Y-FM-22-116

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 24th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Spitznagel and Frank Spitznagel	**New Owner**	
(NAME) **116 D North 9th Street**	(NAME)	**082 12 1E 004.00**
(ADDRESS) **Nashville, TN 37206**	(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, **FRANK SPITZNAGEL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY SPITZNAGEL AND FRANK SPITZNAGEL, 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:

Land in Davidson County, Tennessee, being known and designated as Unit No. D of Homes at 116 N 9th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 116 N 9th, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20200622-0066286, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Frank Spitznagel by Quit Claim Deed from N 9th A, LLC, filed of record in Instrument No. 20220419-0045162, Register's Office for Davidson County, Tennessee.

Scrivener's Affidavit filed of record in Instrument No. 20220426-0047895, 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: **116 D North 9th Street, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 24th day of August, 2022.

Frank Spitznagel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK SPITZNAGEL, 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 24th of August, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Ave. S
Nashville, TN 37212
615-383-2903

I, Stephanie Woodall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/24/2022 (date of document).

Stephanie Woodall

Affiant Signature

Date 8/24/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of August, 2022.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

