Karen Johnson Davidson County
Batch# 930726 DEEDQC
10/18/2022 09:07:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221018-0113539

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Jennifer and Jeffrey Brown 110 Duke Street, Unit 16 Nashville, TN 37207	NEW OWNER	071-07-0G-016.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Mary Frances Rutledge**, an unmarried woman, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto Jennifer Catherine Brown and Jeffrey Monroe Brown**, wife and husband, all my interest, if any, whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Unit No. 16, as established in Declaration of Covenants, Conditions and Restrictions for Trinity Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180907-0089045, in the Register's Office of Davidson, Tennessee with Plat Attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Frances Rutledge, an unmarried woman, and Jennifer Catherine Brown and Jeffrey Monroe Brown, wife and husband by Warranty Deed from 106 Duke Street, LLC, a Tennessee limited liability company, dated 04/30/2020, of record in Instrument 20200501-0045698, Register's Office for Davidson County, Tennessee.

This is improved property known as **110 Duke Street, Unit 16, Nashville, TN 37207**.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 13th day of October, 2022.

Mary Frances Rutledge

Mary Frances Rutledge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary Frances Rutledge with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal on this the 13th day of October, 2022.

CARLOTTA STYLES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Carlotta Styles

Notary Public

My Commission Expires: 10/21/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Mary Frances Rutledge

Affiant

Sworn to and subscribed before me this the 13th day of October, 2022.

CARLOTTA STYLES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Carlotta Styles

Notary Public

My commission expires: 10/21/2024