QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 934107 **DEEDQC**
10/27/2022 10:51:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221027-0116358

G-TG-22-208

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 20 DAY OF October, 2022

Notary Public

MY COMMISSION EXPIRES: 2/26/25

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Frances Rudy	**New Owner**	
(NAME)	(NAME)	**084-14-0-181.00**
2012 21st Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **MARY FRANCES RUDY, GENERAL PARTNER OF RUDY FAMILY LIMITED PARTNERSHIP**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARY FRANCES RUDY, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Donelson Meadows of record in Book 1835, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said lot fronts 80 feet on the Westerly side of Cottage Lane and extends back between parallel lines 180 feet to a dead line.

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Donelson Meadows of record in Book 1835, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said lot fronts 80 feet on the Westerly side of Cottage Lane and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Rudy Family Limited Partnership by Warranty Deed from estate of Edith C. Cantrell, executed on 9/20/2022 and filed for record on 9/22/2022 as Instrument Number 20220922-0105321, 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: **208 Cottage Lane, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 20th day of October, 2022.

RUDY FAMILY LIMITED PARTNERSHIP

BY: Mary Frances Rudy
Mary Frances Rudy
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Frances Rudy, signing for Rudy Family Limited Partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a General Partner of Rudy Family Limited Partnership, the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of September, 2022.

Karen Boswell
Notary Public

My Commission Expires: 2/26/25

KAREN BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/26/2025
DICKSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212