Karen Johnson Davidson County
Batch# 959369 DEEDQC
01/09/2023 02:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230109-0001771

QUITCLAIM DEED

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 22 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

DM-LCU-22-3509-1822-1

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)
Helping Hands Supportive Housing Services, Inc		
(NAME)	(NAME)	
135 Main Street PO Box 337	**Same**	**050020G00100CO**
(ADDRESS)	(ADDRESS)	
Tallulah Falls, GA 30573		
(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, **BENJAMIN POWER DUBOSE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HELPING HANDS SUPPORTIVE HOUSING SERVICES, INC A GEORGIA 501(C)3 CORPORATION** 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 Unit No. 1820 on the Plan of Townhomes at 1820 Westchester, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220419-0045100, 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 a portion of the same property conveyed to Ben Dubose by Warranty deed from Arthur Laird, Married of record in Instrument No. 20180611-0055656 Register's Office for Davidson County, Tennessee, dated June 7, 2018 and recorded on June 11, 2018.

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: **1820 Westchester Dr, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 22 day of December, 2022.

Benjamin Powers Dubose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN POWERS DUBOSE, 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 December, 2022.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

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

I, Gabriel R. Lutz, 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 12/22/2022 (date of document).

Affiant Signature

Date 12/23/2022

State of New York

County of Clinton

Sworn to and subscribed before me this 23 day of December, 2023.

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2023