Karen Johnson Davidson County
Batch# 993001 DEEDQC
04/18/2023 08 42 45 AM 2 pgs
Fees $12 00 Taxes $0 00
20230418-0028257

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 3 DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 5 · 15 · 2023

S. RUFFIN CRAIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PREPARED BY (AND RETURN TO)

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert Riedel, Trustee of the Robert Riedel Revocable Living Trust	New Owner	117-13-0B-127 00 CO
102 Abbotsford Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0 00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert D. Riedel, ("Grantor")**, does hereby convey, release, and quitclaim unto **Robert Riedel, Trustee of the Robert Riedel Revocable Living Trust, dated July 8, 2013 ("Grantee")**, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit

Being a certain building site identified as Lot No 102, on the Plan of Abbottsford of record in Plat Book 6250, Pages 419-421, Register's Office for Davidson County, Tennessee

Being the same property conveyed from Clifford J Harrison, III, individually and as the Co-Successor Trustee of the Clifford J. Harrison Revocable Trust, dated August 17, 2009 and John F Harrison, individually, to Keith E Blaydes and Robert D Riedel, a married couple, by Warranty Deed dated August 9, 2017 and recorded on September 8, 2017 in Instrument No 20170908-0092331, in the Register's Office of Davidson County, Tennessee

Keith E. Blaydes having died on February 6, 2020 in Davidson County, Tennessee See Affidavit of Surviving Spouse of record in Instrument No 20221115-0121574 in the Register's Office of Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Restrictions, dedications, conditions, reservations, easements and other matter shown on the plat of ABBOTTSFORD, as recorded in Plat Book 6250, Page(s) 419-421, amended in Book 6735, Page 868, Book 6771, Page 683 and Surveyors Certificate of Correction recorded in Book 6800, Page 164

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, Book 6787, Page 197, Book 8106, Page 110, Book 458, Page 810, Instrument Nos 20010330-0030930, 20010502-0045152, 20010514-0049648, 20131218-0127945, 20131218-0127946, 20150511-0042928, 20160523-0051264 and 20160523-0051266

Terms and provisions of by-Laws recorded in Book 8627, Page 254, Book 9381, Page 876, Instrument Nos 20131218-0127949 and 20160523-0051265

Charter of Homeowners Association recorded in Book 6548, Page 213

Easement for Reciprocal Easements, recorded in Book 6478, Page 177 and Boo 6530, Page 242

Easement for Stormwater Detention Agreement, recorded in Book 6555, Pag 328

Conveyance to Homeowners Association for Common Areas, Recreational Areas, Walkways & Roads recorded in Book 7175, Page 761

Leasing Rules recorded at Instrument No 20140408-0029142

Parking Rules recorded at Instrument No 20140307-0019563

This is improved property, known as 102 Abbotsford, Nashville, TN 37215-2437

The legal description contained herein is the same as that contained in the previous deed of record

WITNESS MY HAND this 3 day of April, 2023

Robert D. Riedel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3 day of April, 2023, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert D. Riedel**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed

Notary Public

Commission expires 5.15.2023

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY