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 20 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES 1/4/27

(AFFIX SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-RP-15-1212

Karen Johnson Davidson County
Batch# 995735 DEEDQC
04/24/2023 03 20 37 PM 2 pgs
Fees $12 00 Taxes $0 00

20230424-0030139

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
ELIZABETH SEITERS	**NEW OWNER**	
(NAME)	(NAME)	**062-13-066**
1604 RIVERWOOD DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN D. SEITERS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH SEITERS** hereinafter called the Grantees, 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 PART OF LOT NO 35 AND THE SOUTH PARTS OF LOTS NOS 35 AND 37 OF BLOCK "G" ON THE PLAN OF COUNTRY CLUB ESTATES, AS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS

BEGINNING AT A POINT AT THE SOUTHEWEST INTERSECTION OF WILLIAMS FERRY ROAD (NOW RIVERWOOD DRIVE) AND OLGA AVENUE, THENCE WESTERLY 190 59 FEET TO A POINT ON THE WEST LINE OF LOT 37, BEING 233 1 FEET SOUTH FROM WILLIAMS FERRY ROAD (NOW RIVERWOOD DRIVE) THENCE SOUTHWARDLY 60 FEET TO THE CORNER OF LOTS 34 AND 37, THENCE ALONG THE SOUTHERLY LINE OF LOTS 36 AND 37, AND ALONG THE NORTERLY LINE OF LOT 34, AND ALONG THE SAID LINE IF EXTENDED, EASTWARDLY 190 FEET TO THE WESTERLY MARGIN OF OLGA AVENUE, THENCE WITH THE MARGIN OF THE SAME NORTHWARDLY 7 FEET TO THE BEGINNING

Being the same property conveyed to JOHN D SEITERS of record in instrument 20040303-0024365, Register's Office for Davidson, Tennessee

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD

This is **improved** property known as **1604 RIVERWOOD DRIVE, NASHVILLE, TN 37216**

Witness my/our hand(s) this the 20 day of April, 2023

JOHN D SEITERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN D SEITERS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, TN on this the 20th day of April, 2023

NOTARY PUBLIC

My Commission Expires 11-3-2025

RETURN TO:
ELIZABETH SEITERS
1604 RIVERWOOD DRIVE
NASHVILLE, TN 37216

