QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1015048 DEEDQC
06/14/2023 02 53 54 PM 2 pgs
Fees $12 00 Taxes. $0 00

20230614-0045450

LF-QCD-23-3000-423

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 13th DAY OF June 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
William J. Bonney	**NEW OWNER**	
(NAME) **3000 Vanderbilt Pl Unit 423,**	(NAME)	**104-2-4-B-423.00CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **SEEMA RATHI,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WILLIAM J. BONNEY** 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

A certain condominium located in Davidson County, Tennessee, being Unit No 423 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed, together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D' to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office

Being the same property conveyed to William J Bonney and Seema Rathi, a married couple, by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee Corporation, of record as Instrument Number 20080515-0050227 in the Register's Office for Davidson County, Tennessee.

Grantee is conveying all marital interest to Grantor. In conveyance with this property are all rights of use of parking space 218 and storage unit #20

This is **improved** property known as **3000 Vanderbilt Pl Unit 423, Nashville, Tennessee 37212**

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

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

Seema Rathi

STATE OF Pennsylvania
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEEMA RATHI, 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, this the 20th day of April, 2023

Carol A. Baker
Notary Public
My Commission Expires 12/6/23
(SEAL)

Commonwealth of Pennsylvania - Notary Seal
CAROL A BAKER, Notary Public
Montgomery County
My Commission Expires December 6, 2023
Commission Number 1005576

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