Karen Johnson Davidson County
Batch# 1026660 DEEDQC
07/14/2023 02 33 04 PM 2 pgs
Fees $12 00 Taxes $0 00

20230714-0054214

CLAIM DEED

BRIANNA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

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 July, 2023

Notary Public

MY COMMISSION EXPIRES 1/8/24

(AFFIX SEAL)

WG-TG-22-208

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Kimberly Gleaves Roberts, Trustee of The Mary Frances Rudy KGR Gift Trust	**Same as owner**	
(NAME)	(NAME)	**084-14-0-181 00**
524 Willowbrook Drive,		
(ADDRESS)	(ADDRESS)	
Manchester, TN 37355		
(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, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KIMBERLY GLEAVES ROBERTS, TRUSTEE OF THE MARY FRANCES RUDY KGR GIFT TRUST** 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

Being the same property conveyed to Mary Frances Rudy, Married by Warranty Deed from Mary Frances Rudy, General Partner of Rudy Family Limited Partnership in Instrument Number 20221027-0116358, Register's Office for Davidson County, Tennessee

The subject property having been investment property of the Grantor and having never been occupied as a marital residence

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 13th day of July, 2023

Mary Frances Rudy

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, 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

Notary Public
My Commission Expires 1/8/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212