Karen Johnson Davidson County
Batch# 1027002 DEEDQC
07/17/2023 01:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230717-0054801

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37706-05-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 14th day of July, 2023. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

QUITCLAIM DEED

Address New Owner: Amy Ruskin and Ann Price, Trustees 7305 Riverfront Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 126160A59100CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Amy Ruskin and Ann Price, a married couple ("Grantors"), do hereby quitclaim, transfer and convey unto Ann Price and Amy Ruskin, Trustees of the Ruskin-Price Family Trust dated August 16, 2019 ("Grantees"), their successors and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is property known as 7305 Riverfront Drive, Nashville, TN, 37221.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of July, 2023.

Ann Price by Amy Ruskin, Atty. in-fact

Ann Price by Amy Ruskin, her attorney-in-fact

Amy Ruskin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Ruskin., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Ann Price, and she is authorized by Ann Price to execute this instrument on her behalf.

Witness my hand, at office, this 14th day of July, 2023.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 14th day of July, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 277 on the Final Plat of Riverwalk, Phase 4B, of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Amy Ruskin and Ann Price recorded as Instrument No. _202307170054798_____ in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/14/23 (date of document).

Affiant Signature

7/14/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of July, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY