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 5th DAY OF September 2023 Notary Public MY COMMISSION EXPIRES 1/8/24 (AFFIX SEAL)
WG-QCD-23-2613	

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

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners PLC
2012 21st Avenue South
Nashville TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Mary Frances Rudy Revocable Trust	**Same as owner**	
(NAME) **2012 21st Avenue South**	(NAME)	**11704010500**
(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, **RUDY FAMILY LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARY FRANCES RUDY REVOCABLE TRUST, MARY FRANCES RUDY, TRUSTEE** 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 186 and the Southerly 10 feet of Lot # 185 on the Belmont Land Company's Plan of Lots called Belmont Heights of record in Book 421, Page 34, of the Register's Office for said County

Said Lot No 186 and the Southerly part of Lot No 185 front together 110 feet on the Westerly side of Belmont Boulevard and run back between parallel lines with the Northerly margin of Rosewood Avenue 175 feet to an alley

Being the same property conveyed to Rudy Family Limited Partnership from Mary Frances Rudy, unmarried by Quitclaim Deed of record in Instrument Number 20121227-0119350, Register's Office for Davidson County, Tennessee

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 **2613 Belmont Blvd, Nashville, Tennessee 37212**

Karen Johnson Davidson County
Batch# 1047477 **DEEDQC**
09/07/2023 02 51 14 PM 2 pgs
Fees $12 00 Taxes $0 00



20230907-0070363

Witness my/our hand(s) this the 5th day of September, 2023

Rudy Family Limited Partnership

BY _____
Mary Frances Rudy
General Partner

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, GENERAL PARTNER of RUDY FAMILY LIMITED PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

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