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 1/6/24 (AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01/06/2024

WG-MFR-23-3520-1

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)
Mary Frances Rudy RGS Gift Trust, Rebekah Sanderlin Trustee	**Rebekah Sanderlin**	
(NAME) **3066 Bray Road,**	(NAME) **3066 Bray Road**	**104-09-0E-005 00-CO**
(ADDRESS) **Virginia Beach, VA 23452**	(ADDRESS) **Virginia Beach, VA 23452**	
(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 RGS GIFT TRUST, REBEKAH SANDERLIN 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

A Condominium Apartment in Davidson County, Tennessee, being Unit No 5 of Richland Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 570, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Rudy Family Limited Partnership from Joseph K Burnett by Quitclaim Deed of record in Instrument Number 20201130-0139027, Register's Office for Davidson County, Tennessee

Being also known as 3520 West End Ave Unit #5 Nashville, Tennessee 37205

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 **3520 West End Ave Unit #5, Nashville, Tennessee 37205**

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

20230907-0070364

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

Rudy Family Limited Partnership

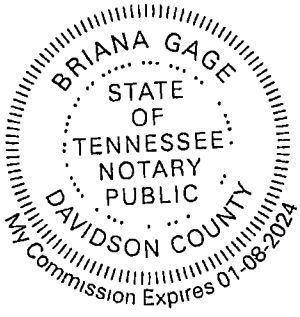
BY _____
Mary Frances Rudy
Partner

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, signing for RUDY FAMILY LIMITED PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of RUDY FAMILY LIMITED PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the

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



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