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 20 23

Notary Public

MY COMMISSION EXPIRES 1/8/24

(AFFIX SEAL)

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

WG-QCD-3520-23-UNIT1

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 KGR Gift Trust, Kimberly Roberts, Trustee	**Kimberly Roberts**	
(NAME) **3520 West End Avenue Unit 1,**	(NAME) **524 Willowbrook Drive**	**104090E00100C0**
(ADDRESS) **Nashville, TN 37205**	(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, **THE RUDY FAMILY LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARY FRANCES RUDY KGR GIFT TRUST, KIMBERLY ROBERTS, 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 Unit 1, as shown on the Plat of RICHLAND PLACE Condominiums, at 3520 West End Avenue, Nashville, TN, of record in Plat Book 5200, Page 570, Register's Office for said County, together with an undivided interest in the common elements of the Richland Place Homeowner's Association, as described in Book 6100, Page 222 said Register's Office

Being the same property conveyed to The Rudy Family Limited Partnership from Mary Frances Rudy, Unmarried, and Laura Mitchell, Married by Quitclaim Deed of record in Instrument Number 20090825-0080041, 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 **3520 West End Avenue Unit 1, 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

20230907-0070365

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

The Rudy Family Limited Partnership

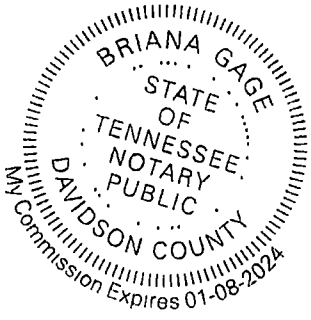
BY: Mary Frances Rudy
Mary Frances Rudy
Partner

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 THE 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 THE 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

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



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