Karen Johnson Davidson County
Batch# 1057267 DEEDQC
10/04/2023 07:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231004-0077891

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Elizabeth Dennis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm. Exp. September 07, 2026 COUNTY OF DAVIDSON

WG-QCD-637-23

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)
Elizabeth Dennis, unmarried	**Same as owner**	
(NAME)	(NAME)	**13002012100**
637 Belle Meade Blvd,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ROBERT J DENNIS, UNMARRIED, AND ELIZABETH DENNIS, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ELIZABETH DENNIS, UNMARRIED** 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 tract or parcel of land in Davidson County, Tennessee, fronting on the Westerly side of Belle Meade Boulevard and adjoining what is known as the Glencourt Apartment Site, and being more particularly described as Lots Nos. 3, 4, 5 and the Southerly 14 1/2 feet of Lot No. 6 on the Map of the Subdivision of Lots Nos. 19, 20 and 21, Belle Meade Second Plan, as of record at Book 421, Page 172, Register's Office for said County, and described as follows:

Said tract (being Lots Nos. 3, 4, 5 and part of Lot No. 6) fronts 314 1/2 feet on the Westerly side of Belle Meade Boulevard, and extends back between parallel lines, to the dividing line between Lot Nos. 3, 4, 5 and 6 and Lot Nos. 25, 26, 27 and 28 of said subdivision, for a distance of 292 feet, more or less, on the Northerly line (with the Southerly boundary of said Glencourt Apartment Site) and of 287 feet, more or less, on the Southerly line (with the Northerly margin of Iroquois Avenue), said rear line (or said dividing lines) as measures thereon. Said tract is bounded on the North by said Glencourt Apartment Site, on the South by said Iroquois Avenue, on the East by said Belle Meade Boulevard, and on the West by said subdivision lots dividing line.

Being the same property conveyed to Robert J. Dennis and Wife, Elizabeth Dennis by Quitclaim Deed from Robert J. Dennis, unmarried of record in Instrument Number 20101217-0100544 in the Register's Office for Davidson County, Tennessee.

The said Robert J. Dennis and Elizabeth Dennis having since divorced.

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: **637 Belle Meade Blvd, Nashville, Tennessee 37205**.

Witness my/our hand(s) this the 3 day of October, 2023.

Robert J Dennis

Elizabeth Dennis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT J DENNIS, 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 3rd day of October, 2023 .

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH DENNIS, 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 3rd day of October, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

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

I, Gabriel R. Lutz, 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 10/03/2023 (date of document).

Affiant Signature

Date 10/03/2023

State of New York

County of Clinton

Sworn to and subscribed before me this 3 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027