QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1075488 **DEEDQC**
11/27/2023 03:57:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231127-0091546

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 27th DAY OF November 2023.

Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

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**.

Witness my/our hand(s) this the 27th day of November 20 23

Rudy Family Limited Partnership

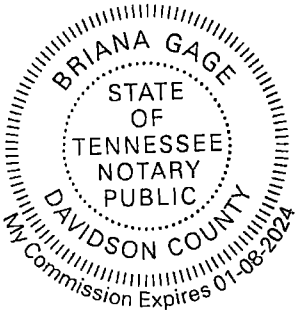
BY: Mary Frances Rudy
Mary Frances Rudy
General Partner

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 .

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



RETURN TO:

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