Karen Johnson Davidson County
Batch# 1097799 DEEDQC
02/05/2024 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240205-0007915

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 5 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

T-CR-24-1004
T-CR-24-1006

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rudy Title and Escrow, LLC	**Rudy Title and Escrow, LLC**	
(NAME)	(NAME)	
2012 21st Avenue South	**2012 2st Avenue South**	**091-06-4R-001.00CO** **091-06-4R-002.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37212**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW LOURIGAN AND TRENT MEANS,** hereinafter called the Grantors, by these presents do hereby convey, assign and quitclaim unto **RUDY TITLE AND ESCROW, LLC,** hereinafter called the Grantee, its successors and assigns, all Grantors' 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:

Tract 1:

Land in Davidson County, Tennessee, being Unit No. 1004 on the Plan of Homes at 1004 & 1006 57th Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220505-0052179, and First Amendment in Instrument No. 20220511-0053934, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Lourigan and Trent Means by Warranty Deed from Jeff Estepp, LLC, of record as Instrument Number 20240201-0007064 , Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on February 1, 2024.

This is improved property known as: 1004 57th Ave N, Nashville, Tennessee 37209.

Tract 2:

Land in Davidson County, Tennessee, being Unit No. 1006 on the Plan of Homes at 1004 & 1006 57th Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220505-0052179, and First Amendment in Instrument No. 20220511-0053934, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Lourigan and Trent Means by Warranty Deed from Jeff Estepp, LLC, of record as Instrument Number 20240201-0007067 , Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on February 1, 2024.

Witness my/our hand(s) this the 5 day of February, 2024.

Andrew Lourigan

Andrew Lourigan

Trent Means

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, by audio-video communication, the undersigned, a Notary Public in and for said County and State, **Andrew Lourigan**, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of February, 2024.

William T. Grones

Notary Public

My Commission Expires: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, by audio-video communication, the undersigned, a Notary Public in and for said County and State, Trent Means, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____of February, 2024.

Notary Public

My Commission Expires: _____

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

Witness my/our hand(s) this the 5 day of February, 2024.

Andrew Lourigan

Trent Means

Trent Means

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, by audio-video communication, the undersigned, a Notary Public in and for said County and State, **Andrew Lourigan**, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of February, 2024.

Notary Public

My Commission Expires: _____

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, by audio-video communication, the undersigned, a Notary Public in and for said County and State, Trent Means, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of February, 2024.

Notary Public

My Commission Expires: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

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 **2/5/2024** (date of document).

Affiant Signature

Date **2/5/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **5** day of **February**, 2024.

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