QUITCLAIM DEED

Karen Johnson
Batch # 1104281
02/23/2024 02:58:19 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240223-0012618

Y-VRES-19-2514

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 23rd DAY OF Feb, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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)
Brad Cummings, unmarried and Amanda Juszkiewicz, unmarried	**New Owner**	
(NAME)	(NAME)	**73-3-77.00**
2514 Timwood Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **BRAD CUMMINGS AND JUDITH B. CUMMINGS, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BRAD CUMMINGS, UNMARRIED AND AMANDA JUSZKIEWICZ, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** 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. 18 on the Plan of Sutherland Heights, Revised, Section One, of record in Plat Book 2330, Page 127, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brad Cummings, unmarried and Judith B. Cummings, unmarried, as joint tenants in common with right of survivorship by deed from Laura Lawrence, unmarried of record in Instrument No. 20190228-0018074, 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: **2514 Timwood Dr, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 21 day of February, 2024.

Brad Cummings

Judith B. Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD CUMMINGS, 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 21st day of February, 2024.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH B. CUMMINGS, 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 22nd of February, 2024.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212