Karen Johnson Davidson County
Batch# 1157895 DEEDQC
07/15/2024 09:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240715-0052900

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 11 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA BLATT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

M-VRES-18-776

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Rainer Mays, unmarried	**NEW OWNER**	
(NAME)	(NAME)	**060-11-0B-028.00-CO**
601 Press Pl, Apt 305		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(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, **CHARLES RAINER MAYS, UNMARRIED, AND ARIEL MORRIS, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CHARLES RAINER MAYS, 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:

Land in Davidson County, Tennessee, being Unit No. 28 on the Plan of Cottage Park, a Horizontal Property Regime With Private Elements, established and Site Plan of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452, 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 Charles Ranier Mays, unmarried and Ariel Morris, unmarried, as joint tenants with rights of survivorship by deed from D225, LLC, a Tennessee limited liability company of record in Instrument No. 20180501-0040828, 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: **776 Cottage Park Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 3 day of July, 2024.

Charles Rainer Mays

Ariel Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES RAINER MAYS, 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 11 day of July, 2024.

Notary Public
My Commission Expires: 3-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARIEL MORRIS, 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 3 day of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Ave.
Nashville, TN 37206

I, Jordan T. Myers, 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 7/3/24 (date of document).

Affiant Signature

Date 7/12/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024