Karen Johnson Davidson County
Batch# 1158303 DEEDQC
07/15/2024 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240715-0053132

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #TBD

QUITCLAIM DEED

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, the undersigned, **Melanie Gloss, unmarried,** hereinafter called the **Grantor,** does hereby quitclaim unto **Joshua Ruchotzke, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 and part of Lot No. 20 on the Plan of Clearview A Subdivision of Lots 7, 8, 12, 13, 16 and 17 of Ensworth and 35 to 41 inclusive of Kenner Manor Subdivision of record in Plat Book 843, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of Estes, formerly Wilson Avenue, at the comer of Lots Nos. 7 and 8; thence with the line between said two lots, Westwardly 95 feet to a point in Lot No. 20; thence Northwardly 73 feet, more or less, to the comer of Lots Nos. 20 and 21; thence with the line between Lots Nos. 7 and 21, Northwardly 13.3 feet more or less to the corner of Lots Not. 6 and 7; thence with the line between said two lots, Eastwardly 99 feet to the Westerly margin of Estes Avenue; thence with said Avenue, Southwardly 85 feet to the beginning.

Being the same property conveyed to Joshua Ruchotzke and Melanie Gloss by Warranty Deed from William L. Burns, IV and Kaitlin Kyle Burns, Trustees of The Burns Trust dated September 07, 2016, dated November 18, 2020, of record in Instrument No. 20201120-0136690, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely **Joshua Ruchotzke, unmarried**

This is improved property, known as: 613 Estes Road, Nashville, TN 37215

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Joshua Ruchotzke	**NEW OWNER**	**116-04-0-134.00**
613 Estes Road		
Nashville, TN 37215		

WITNESS THE EXECUTION HEREOF this 25 day of June, 2024.

Melanie Gloss

Melanie Gloss

State of IL
County of Cook

On this 25th day of June, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Melanie Gloss, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Rajeshbhai V. Patel

Notary Public

My Commission Expires: 3/8/2026

OFFICIAL SEAL
RAJESHBHAI V PATEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/08/2026

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 15th day of ~~June~~ July, 2024.

Notary Public

My Commission Expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Angela Y. Poston-Williamson**, do hereby make oath that I am 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 4/25/24.

Angela Y. Poston-Williamson

7/15/24

Date

State of Tennessee

County of Davidson

Personally appeared before me, Lydia H. Weaver, a notary public for this county and state, Angela Y. Poston-Williamson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 15 day of July, 2024.

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lydia H. Weaver

Lydia H. Weaver

My Commission Expires: 07/06/2026

Tennessee House Bill 633
Effective 07/01/21