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 30TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/26 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/11/2026 DAVIDSON COUNTY

Karen Johnson
Batch # 1199493
10/31/2024 11:39:20 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241031-0084365

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)
Tristan Eldridge	**New Owner**	
(NAME)	(NAME)	**092-06-0-188.00**
2810 Batavia Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JOHN ELDRIDGE, III, AN UNMARRIED MAN**, hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **TRISTAN ELDRIDGE, AN UNMARRIED MAN**, hereinafter called the Grantee, his 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, State of Tennessee, being Lot No. 5 in the Subdivision of the Adam Young Place in North Nashville, a plan of which is of record in Book No. 57, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the Northerly side of Zollicoffer Street and runs back between parallel lines 177 feet to an alley.

Less and except that property sold to the State of Tennessee at Book 4158, page 749.

Being the same property conveyed to Tristan Eldridge, an unmarried man and John Eldridge, III, a married man by Warranty Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220407-0040606, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2810 Batavia St, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 30th day of October, 2024.

John Eldridge, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, III, 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 29 of October, 2024.

Notary Public

My Commission Expires: 6-30-27

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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