Karen Johnson Davidson County
Batch# 1205679 DEEDQC
11/15/2024 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241115-0089291

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Linda J Rudy
Affiant

Subscribed and sworn to before me, this 15th day of November, 2024.

Notary Public
My commission expires:
1/29/25

REX CHAMBERLAIN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
131 INDIAN LAKE RD., SUITE 201
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map Parcel Number**
Kristina Ruth Rudy, Trustee 599 Valleywood Dr. Nashville, TN 37211	Kristina Ruth Rudy, Trustee 599 Valleywood Dr. Nashville, TN 37211	171-03-O A 108

Quitclaim Deed

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **Linda J. Rudy and Clifford M. Rudy (deceased)**, wife and husband (hereinafter referred to as the "Grantors") release and quitclaims to **Kristina Ruth Rudy, and her successors in trust, Trustee of the Rudy Irrevocable Trust, dated November 15, 2024, and any amendments thereto,** interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 290 on the Plan of First Revision, Section 5-A, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, Page 961, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to **Clifford M. Rudy and Linda J. Rudy** by Warranty Deed from **Radnor Homes, Inc.** dated January 27, 1997 of record in Record Book 10331, Page 1, Register's Office of Davidson County, Tennessee.

Grantors convey interest in the aforementioned tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

This is improved property known as 5145 Fredericksburg Way East, Brentwood, TN 37027.

IN WITNESS WHEREOF, Grantor has hereunto et her hand and affixed his seal, the day and year first above written.

Linda J. Rudy

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

On this 15th day of November, 2024 before me personally appeared **Linda J. Rudy** to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

REX CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 1/29/25

Tennessee Certification of Electronic Document

I, Linda J. Rudy, 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 November 15, 2024 (date of document).

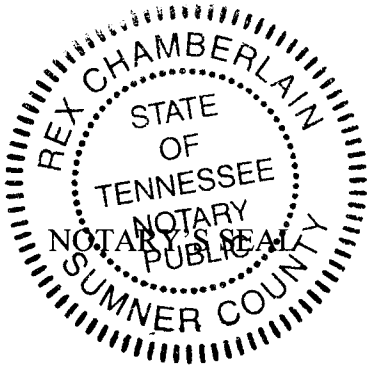
Linda J Rudy
Affiant Signature

November 15, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of November, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 1/29/25