# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1242493 DEEDQC
03/03/2025 11:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250303-0015578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY 2025.

Notary Public

MY COMMISSION EXPIRES:

MARIA C. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2028

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

**THIS INSTRUMENT WAS PREPARED BY:**
Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Superior Properties, GP<br>and J. Frank Rudy<br>2008 21st Avenue South<br>Nashville, TN 37212 | Same | 104 12 0 093.00 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MARY MARGO TURNER LANKFORD,** AN INDIVIDUAL, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **J. FRANK RUDY**, AN INDIVIDUAL, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ONE HUNDRED PERCENT (100%) OF GRANTOR'S UNDIVIDED TWENTY-FIVE PERCENT (25%) TENANT IN COMMON INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE ("PROPERTY"). UPON THE EFFECTIVE DATE OF THIS QUITCLAIM DEED, TITLE TO THE PROPERTY SHALL BE HELD IN THE NAME OF SUPERIOR PROPERTIES, GP, AS TO AN UNDIVIDED SEVENTY-FIVE PERCENT (75%) AS TO AN UNDIVIDED TENANT IN COMMON INTEREST AND J. FRANK RUDY AS TO AN UNDIVIDED TWENTY-FIVE PERCENT (25%) TENANT IN COMMON INTEREST.

**THE PREPARER OF THIS DEED DID NOT PERFORM A TITLE SEARCH ON THE AFOREMENTIONED PROPERTY. THIS QUITCLAIM DEED WAS PREPARED USING INFORMATION SUPPLIED BY THE PARTIES AND PREPARER HEREBY WAIVES ANY WARRANTY OR ACCURACY OF TITLE.**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 28th day of February, 2025.

GRANTOR:

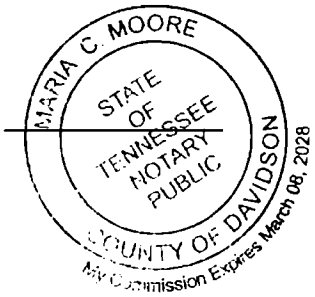
Mary Margo Turner Lankford

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of said County and State, personally appeared Mary Margo Turner Lankford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 

## EXHIBIT A

PROPERTY

Being Lot Number 5, on the Plan of Calhoun's Subdivision, as shown on plat of record in Plat Book 161, Page 156, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 5 fronts 50 feet on the easterly side of 21st Avenue South, formerly Broad Street or the Hillsboro Pike, and runs back between lines 168 feet, or less to an alley.

Being the same property as conveyed to Superior Properties, GP, by Warranty Deed of record in Instrument No. 20150528-0049374, in the Register's Office for Davidson County, Tennessee.

Being the same property, partially conveyed to Mary Margo Turner Lankford, an individual, as to a twenty-five percent (25%) tenant in common interest by Quitclaim Deed from Posh Properties, GP, of record at Instrument No. 20250121-0004153, in Register's Office for Davidson County, Tennessee.

## TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Andrew Noell, 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 February 28, 2025 (date of document).

Andrew Noell

Affiant Signature

2/25/2025

Date

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 28th day of February, 2025.

Maria C Moore

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

