QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1252386 DEEDQC
03/26/2025 03:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250326-0022785

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25 DAY OF March, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1053JW

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
RENTALACCESS, LLC	New owner	093-06-0A-266.00CO
301 Demonbreun St. Unit 1710		
Nashville, TN 37201		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BEN TERRY RUDD, SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

RENTALACCESS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 301 Demonbreun St. Unit 1710, Nashville, TN 37201

Witness my hand on this 21th day of March, 2025

Ben Terry Rudd

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Monroe

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Ben Terry Rudd the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Ben Terry Rudd executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~ Key West, Florida this 24th day of March, 2025

Notary Public

My Commission Expires: 01/01/2029

FLORIDA NOTARY ASSOCIATION SINCE 1976

GABRYELLA BLANCO
Notary Public
State of Florida
Comm# HH625051
Expires 1/1/2029

19-1053JW

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium located in Davidson County, Tennessee, being Unit No. 1710 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument No. 20080225-0018429 Amended in Instrument Nos. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425 Amended in Instrument Nos. 20111104-0086473 and 20111215-0097929, the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Ben Terry Rudd, a single man, from Rennan M. Quijano and Angeli Suarez Quijano, husband and wife, by Warranty Deed dated June 10, 2019, and recorded June 10, 2019, as Instrument No. 20190610-0055627, in the Registers Office for Davidson County, Tennessee.Being the same property conveyed to Rennan M. Quijano and Angeli Suarez Quijano, husband and wife by Warranty Deed from Steven P. Salverda, married, recorded on the 3rd day of September, 2013 in Instrument No. 20130903-0092518, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

I Lisa Allard, 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 March 26, 2025

Lisa Allard March 26, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this March 26, 2025.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY