Karen Johnson Davidson County
Batch# 1291456 DEEDQC
06/27/2025 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250627-0050982

QUITCLAIM DEED

MARGARET A. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

MM-SB-25-218B

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 26 DAY OF June, 20 25

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Seth Ottinger, unmarried	**New Owner**	
(NAME)	(NAME)	**082-11-0B-002.00-CO**
218 B Treutland Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHELSEA TUSHAR, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SETH OTTINGER, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 218 Treutland Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 218 Treutland Avenue, a Horizontal Property Regime, of record in Instrument Number 20200409-0037652 and amended in Instrument Number 20210205-0017013, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Seth Ottinger and Chelsea Tushar by Warranty deed from Taylormade Contracting, LLC of record in Instrument No. 20210222-0020935 Register's Office for Davidson County, Tennessee, dated 2/5/2021 and recorded on 2/22/2021. (Value of consideration shown in aforementioned deed $619,900.00.) Being also known as 218 B Treutland Ave 218B Nashville, Tennessee 37207.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **218 B Treutland Ave, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 25TH day of JUNE, 2025.

Chelsea Tushar

STATE OF GA

COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHELSEA TUSHAR, 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 25TH of JUNE, 2025.

Notary Public
My Commission Expires: 03-25-2029
(SEAL)

RAO MUMIN UMAR
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
March 25, 2029

RETURN TO:
Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Margaret R Means, 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 June 26, 2025.

Affiant Signature

Date 6/26/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of June, 2025.

Notary Signature

MY COMMISSION EXPIRES:

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027