Karen Johnson Davidson County
Batch# 1313807 DEEDQC
08/25/2025 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250825-0067558

QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

WG-QCD-25-6370-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

April Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August, 20____.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Charles Graves, Jr and Madeline Rogers Graves, husband and wife	**same as new owner**	
(NAME) **6370 Ivy Street, Apartment 1,**	(NAME) **same as new owner**	**091093D00200CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **same as new owner**	
(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, **ROBERT CHARLES GRAVES, JR,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ROBERT CHARLES GRAVES, JR AND MADELINE ROGERS GRAVES, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Unit No. 2, on the Horizontal Property Regime for 6370 Ivy Street Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180104-0001323, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Charles Graves, Jr., unmarried from Ivy Street Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument Number 20190418-0035645 in the Registers Office for Davidson County, Tennessee.

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: **6370 Ivy Street, Apartment 1, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 22 day of August, 2025.

Robert Charles Graves, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT CHARLES GRAVES, JR, 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/our hand(s) this the 22 day of August CS, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **8/22/2025** (date of document).

Affiant Signature

Date **8/22/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **22** day of **August**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027