Karen Johnson Davidson County
Batch# 1363129 DEEDQC
12/30/2025 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251230-0103876

QUITCLAIM DEED

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

WG-QCD-25-2000

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 29 DAY OF December, 2025.

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)
Deborah Renee Anderson	**Same as new owner**	
(NAME) **2000 B 10th Avenue North,**	(NAME)	**081070C00100CO 081070C00200CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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, **DEBORAH RENEE ANDERSON, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DEBORAH RENEE ANDERSON, 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:

Parcel 1 – 2000 A 10th Avenue North, Nashville, TN 37208 – Parcel ID 081070C00100CO

Land in Davidson County, Tennessee, being Unit A on the Plan of 2000 10" Avenue North Townhomes, a Horizontal Property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20070917-0110966, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 200 10 Avenue North Townhomes as shown as an attachment to Exhibit "A" ofthe Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Deborah Crawford from Southeast Real Estate Development, LLC., a Tennessee Limited Liability Company by Warranty Deed of record in Instrument Number 20080319-0027674 in the Registers Office for Davidson County, Tennessee.

Parcel 2 – 2000 B 10th Avenue North, Nashville, TN 37208 – Parcel ID 081070C00200CO

Located in Davidson County, Tennessee and being Unit B 2000 10th Avenue North Townhomes of record according to Master Deed of record in Instrument No. 200709170110966, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Deborah Crawford from Ohio Investments, LLC by Warranty Deed of record in Instrument No. 20120404-0028834 and corrected in Deed of Correction of record in Instrument No. 20130318-0026725 in the Registers Office for Davidson County, Tennessee.

Said Deborah Crawford having since divorced on January 30, 2024, with her name restored to her maiden name, Deborah Renee Anderson. The purpose of this instrument is to update the public records to reflect her correct and current legal name. The said Deborah Crawford and Deborah Renee Anderson being one and the same person.

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: **2000 A 10th Avenue North, Nashville, Tennessee 37208 and 2000 B 10th Avenue North, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 29 day of ~~24th~~ December (CS), 20 25.

Deborah Renee Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH RENEE ANDERSON, 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 29 day of December, 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 **12/29/2025** (date of document).

Affiant Signature

Date **12/29/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **29** day of **December**, 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