QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120097901 DEEDQC
Recvd: 12/21/12 14:17 2 pgs
Fees:12.00 Taxes:0.00

20121221-0117984

STATE of Tennessee
COUNTY of Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Affiant

Subscribed and sworn to before me, this 21st day of Dec., 2012

Notary Public

MY COMMISSION EXPIRES: Mar. 3, 2015
(AFFIX SEAL)

PAULA BROADWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015

THIS INSTRUMENT PREPARED BY:

Ansel L. Davis, Esq.
Ansel L. Davis & Associates, PLLC
1102 17th Avenue South; Suite 401
Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jana Joustra Davis, James G. Joustra, and Mary Alice Joustra	Jana Joustra Davis, James G. Joustra, and Mary Alice Joustra	103-16B-124.00CO
c/o Ansel L. Davis & Associates, PLLC 1102 17th Avenue South; Suite 401 Attention: Ansel L. Davis	c/o Ansel L. Davis & Associates, PLLC 1102 17th Avenue South; Suite 401 Attention: Ansel L. Davis	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN and NO/00 DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Jana Joustra Davis, Trustee**, hereinafter referred to as the "Grantor", have this day bargained and sold, and do hereby transfer, sell, assign, convey, quitclaim and set over, unto, **Jana Joustra Davis individually** an undivided 49.5% interest and to **James G. Joustra, Jr. individually**, an undivided 49.5% interest, and the remaining 1% to **Mary Alice Joustra individually**, as tenants in common and *not as joint tenants*, collectively referred to hereinafter as the "Grantees", their respective heirs, successors and assigns, without warranty, in and to all 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. 1105 AS SHOWN ON THE PLAT OF WINDSOR TOWER, A CONDOMINIUM, OF RECORD IN BOOK 5200, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED .765% INTEREST IN THE COMMON ELEMENTS OF 4215 HARDING ROAD HOMEOWNERS' ASSOCIATION, AND THE APPURTANCED, THERE

UNTO APPERTAINING (INCLUDING BUT NOT LIMITED TO THE COVERED PARKOING SPACE ASSOCIATED THEREWITH) AS DESCRIBED IN BOOK 5313, PAGE 338, ET SEQ., SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JANA JOUSTRA DAVIS, TRUSTEE BY NORMAN HOLLAND, UNMARRIED, RECORDED MARCH 8, 2007 AT INSTRUMENT NO. 20070308-0028570, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of Record including those of record in Book 5313, page 338, and Book 5256, page 683, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4215 Harding Pike, #1105, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs, successors, and assigns, forever. 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.

Witness my/our hand(s) this 21st day of Dec., 2012.

Jana Joustra Davis, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Paula Broadway**, a Notary Public in and for said County and State, the within named **Jana Joustra Davis, Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this 21st day of Dec., 2012.

Paula Broadway
NOTARY PUBLIC

My Commission Expires: March 3, 2015

PAULA BROADWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015

RETURN TO:

Ansel L. Davis, Esq.
c/o Ansel L. Davis & Associates, PLLC
1102 17th Avenue South; Suite 401
Nashville, TN 37212