Davidson County DEEDQC
Recvd: 08/29/13 14:54 6 pgs
Fees:32.00 Taxes:0.00
20130829-0091487

# QUIT CLAIM DEED

Return to:

DATAQUICK TITLE
6 CAMPUS CIRCLE, SUITE 430
WESTLAKE TX 76262
FILE NO. 0362889727

STATE OF Tennessee
COUNTY OF Davidson
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 10.00

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 26th DAY OF August 20 13

Notary Public

MY COMMISION EXPIRES: My Commission Expires August 23, 2016

KAREN DENISE THOMAS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Christopher Alvarez – Change of Title, Inc., 160 S. Old Springs Rd. Suite 260, Anaheim Hills, Ca 92808

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| LAUREN THOMAS | Lauren Thomas SAME | 105-14-0D-307.00 |
| 2201 8TH AVE S 307, NASHVILLE TN 37204 | 2201 8th ave S 307, Nashville TN 37204 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BERNARD A. THOMAS AND NANCY THOMAS AND LAUREN THOMAS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **LAUREN THOMAS**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 307 AS SET FORTH IN THE MASTER DEED ESTABLISHING THE LOFTS ON EIGHTH, A CONDOMINIUM FORM OF OWNERSHIP AND USE IN THE MANNER PROVIDED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., OF RECORD AS INSTRUMENT NO. 20061116-0142670, AS AMENDED BY INSTRUMENT NO. 20071227-0148044, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNIT ALSO BEING SHOWN AS PART OF EXHIBIT "E" OF SAID MASTER DEED; AND TOGETHER WITH AN UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS OF THE CONDOMINIUM AS SET FORTH ON EXHIBIT "E-6" OF SAID MASTER DEED; AND TOGETHER WITH AN UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS OF THE CONDOMINIUM AS SET FORTH ON EXHIBIT "E- 6" OF SAID MASTER DEED.**

Being the same premises conveyed to Grantor by Deed dated 03/19/2010, and recorded 03/24/2010, as Instrument No.20100324-0021938, in the Davidson County records, State of Tennessee.

Property known as, 2201 8TH AVE S 307, NASHVILLE, TN 37204

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 the hands and seal of said Grantors this 26 day of August 2013

LAUREN THOMAS

STATE OF TENNESSEE )
) SS.
COUNTY OF Davidson )

On this 26th day of August, before me personally appeared **LAUREN THOMAS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he (they) executed the same as his (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: My Commission Expires August 23, 2016

I/WE hereby swear or affirm that actual consideration for this transfer of the value of the property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant Lauren Thomas

STATE OF TENNESSEE )
) SS.
COUNTY OF )

Subscribed and sworn before me this_____day of_____, 20 ____.

(Seal)

Notary Public
My Commission Expires:_____

WITNESS the hands and seal of said Grantors this 16th day of July 2013

BERNARD A. THOMAS

STATE OF ~~TENNESSEE~~ Arizona )
) SS.
COUNTY OF )

On this 16th day of July 2013, before me personally appeared **BERNARD A. THOMAS**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he (they) executed the same as his (their) free act and deed.

~~(Seal)~~
KATHLEEN M. JONES
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
March 9, 2017

Notary Public
My Commission Expires: March 9, 2017

I/WE hereby swear or affirm that actual consideration for this transfer of the value of the property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant

STATE OF ~~TENNESSEE~~ Arizona )
) SS.
COUNTY OF Maricopa )

Subscribed and sworn before me this 22nd day of July, 2013.

~~(Seal)~~
ADRIANA M. CAMARGO
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
September 29, 2013

Notary Public
My Commission Expires: 9-29-2013

WITNESS the hands and seal of said Grantors this 16th day of July 2013

Nancy Thomas
NANCY THOMAS

Arizona (KS)
STATE OF ~~TENNESSEE~~ )
) SS.
COUNTY OF )

On this 16th day of July 2013, before me personally appeared **NANCY THOMAS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he (they) executed the same as his (their) free act and deed.

KATHLEEN M. JONES
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
March 9, 2017

Kathleen M. Jones
Notary Public
My Commission Expires: March 9, 2017

I/WE hereby swear or affirm that actual consideration for this transfer of the value of the property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Nancy Thomas
Affiant

Arizona
STATE OF ~~TENNESSEE~~ )
) SS.
COUNTY OF Maricopa )

Subscribed and sworn before me this 22nd day of July, 2013.

(Seal)

ADRIANA M. CAMARGO
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
September 29, 2013

Adriana M. Camargo
Notary Public
My Commission Expires: 9-29-2013

File No.: 198116736513

**EXHIBIT "A"**

The following described real property located in County of Davidson, State of Tennessee; being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 307 as set forth in the Master Deed Establishing The Lofts on Eighth, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061116-0142670, as amended by Instrument No. 20071227-0148044, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "E" of said Master Deed; and together with an undivided percentage ownership interest in the Common Elements of the Condominium as set forth on Exhibit "E-6" of said Master Deed; and together with an undivided percentage ownership interest in the Common Elements of the Condominium as set forth on Exhibit "E-6" of said Master Deed.

BEING the same property conveyed to Bernard A. Thomas and Lauren Thomas, as tenants in common with right of survivorship by deed from Lofts on Eighth Venture, Inc., recorded March 24, 2010 in Instrument No. 20100324-0021938, public records of Davidson County, Tennessee.

Property Address: 2201 8th Avenue South, Unit #307, Nashville, TN 37204

APN: 105-14-0D-307.00

# True Copy Certification

I, Yolanda Henley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yolanda Henley Signature

State of Texas

County of Tarrant

Personally appeared before me, Lonya Haynes, a notary public for this county and state, Yolanda Henley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature Lonya Haynes

My Commission Expires: 11/3/2015

Notary' Seal (if on paper)

LONYA HAYNES
Notary Public, State of Texas
My Commission Expires
November 03, 2015