BILL GARRETT, Davidson County
Trans:T20150023762 DEEDQC
Recvd: 04/01/15 09:40 1 pgs
Fees:12.00 Taxes:0.00

20150401-0028042

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Nancee Dennison and Roswell Dennison, Jr	Same	Map 104, Group 2C Par. 107.00
205 31st Ave N, Unit 107		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **NANCEE KERKMAN, N/K/A NANCEE DENNISON**, the grantor herein, does hereby Quitclaim and convey unto the said **NANCEE DENNISON AND HUSBAND ROSWELL DENNISON, JR.,** the Grantees herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 107, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233 and Instrument No. 20070124-0009913, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Nancee Kerkman, Unmarried by Warranty Deed from Midtown Lofts, LLC, A Tennessee Limited Liability Company dated 02/05/07 and filed for record on 02/07/07 of record in Instrument No. 20070207-0016369 said Register's Office for said County.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 205 31st Ave N, Unit 107, Nashville TN 37203

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 23 day of March, 2015.

Affiant

My commission expires: 2/6/17

Notary Public

WITNESS, the said Grantor hereunder set its hand and seal this 23 day of March, 2015.

M TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Nancee Dennison

NANCEE DENNISON F/K/A NANCEE KERKMAN

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said county and state, the within named NANCEE DENNISON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of March, 2015.

Notary Public

My Commission Expires 2/6/17

M TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY