BILL GARRETT, Davidson County
Trans:T20160013542 DEEDQC
Recvd: 02/18/16 13:37 2 pgs
Fees:12.00 Taxes:0.00

20160218-0015512

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Beqir Ptoka, a married man,** has bargained and sold, and by these presents do convey and transfer all right title and interest to **Benita Beqir Potka, a single woman,** her heirs and assigns, in and to the following real property in Davidson County, Tennessee, to-wit:

PARCEL I:
**A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 64 in a Horizontal Property Regime as shown in the Master Deed establishing Magnolia Square Condominiums of record in Book 6685, page 253, and as shown on boundary plat of record in Book 5200, page 702, said Register's Office, to which plan reference is made for a more complete description.**

**BEING the same property conveyed to Beqir Potka by General Warranty Deed from John Patrick Smith, an unmarried man, dated March 30, 2012, and filed in Instrument No. 20120403-0028247, said Register's Office.**

This is improved property known as: 2258 Lebanon Road, #64, Nashville, TN 37214

PARCEL II:
**Land in Davidson County, Tennessee, being Unit No. 62 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253 in the Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.**

**BEING the same property conveyed to Beqir Potka by Warranty Deed from Donna Fridgant, Trustee under the Revocable Trust Agreement of Anita Fridgant dated 11/26/13, and dated March 17, 2014, filed at Instrument No. 20140319-0022525, said Register's Office.**

This is improved property known as: 2258 Lebanon Pike #62, Nashville, TN 37214

The above described properties has never been used as a residence by the Grantor or his immediate family.

IN WITNESS WHEREOF, the parties have executed this instrument this 17th day of February, 2016.

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2019

Beqir Potka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beqir Potka, the within named bargainor(s), 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 at office, this the 17th day of February, 2016.

My Commission Expires: 3/6/18 Notary Public

(Seal)

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer ~~is $-0-~~

Affiant

Subscribed and sworn to before me this 17th day of February, 2016.

My Commission Expires: 3/6/18 Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

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Map/Parcel: 095 03 0 A 064.00CO and 095 03 0 A 062.00CO

| NEW OWNER(S) | SEND TAX BILL TO: |
|---|---|
| Benita Beqir Potka | Owner |
| P.O. Box 148195 | |
| Nashville, TN 37214 | |