Davidson County DEEDQC
Recvd: 05/17/17 12:01 6 pgs
Fees:32.00 Taxes:0.00
20170517-0048912

QUITCLAIM DEED

MAIL RECORDED DEED TO:

THOMAS A. LAJAUNE
KATHLEEN O. LAJAUNE
8901 SAWYER BROWN ROAD
NASHVILLE, TN 37221

OWNER (SEND TAX BILLS TO):

THOMAS A. LAJAUNE
KATHLEEN O. LAJAUNE
8901 SAWYER BROWN ROAD
NASHVILLE, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL L. CONRAD and CHERRY CONRAD, husband and wife, as to a fifty percent (50%) undivided interest, and THOMAS A. LAJAUNE and KATHLEEN O. LAJAUNE, husband and wife, as to the remaining fifty percent (50%) undivided interest (herein, "Grantor"), whose address is 8901 Sawyer Brown Road, Nashville, TN 37221, hereby bargains, sells, remises, releases, quit claims and conveys to THOMAS A. LAJAUNE and KATHLEEN O. LAJAUNE, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 8901 Sawyer Brown Road, Nashville, TN 37221, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 8901 Sawyer Brown Road, Nashville, TN 37221

WITNESS my hand and seal this 11 day of May, 2017.

PIN NO: 142-09-0H-034.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Michael L. Conrad

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael L. Conrad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of May, 2017.

[Affix Notary Seal]

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
December 17, 2018

GRANTOR:

Cherry Conrad

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cherry Conrad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of May, 2017.

[Affix Notary Seal]

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY

My Commission Expires
December 17, 2018

GRANTOR:

Thomas A. LaJaune

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Thomas A. LaJaune, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of May, 2017.

[Affix Notary Seal]

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
December 17, 2018

GRANTOR:

Kathleen O. LaJaune

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kathleen O. LaJaune, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of May, 2017.

[Affix Notary Seal]

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
December 17, 2018

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.

GRANTEE

Grantee signature Thomas A. LaJaune
Thomas A. LaJaune

Subscribed and sworn to under oath before me, this 11 day of May, 2017.

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-17-2018

[Affix Notary Seal]

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 8901, TOGETHER WITH THE CARPORT DESIGNATED NO. 8901-C, IN RIVER PLANTATION, SECTION IX, PHASE II-F, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, BELLEVUE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION IX, PHASE II-F, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 7900, PAGES 672 AND 673, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 8061, PAGE 341, AS AMENDED IN BOOK 9326, PAGE 713, SAID REGISTER'S OFFICE, AND FURTHER DESCRIBED IN ANNEXATION DOCUMENT OF RECORD IN BOOK 9247, PAGE 951, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION IX, PHASE II-F, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 8061, PAGES 341-346, AND ANNEXATION DOCUMENT IN BOOK 9247, PAGE 951, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN. THIS CONVEYANCE IS ALSO SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIVER PLANTATION SECTIONS 8-11 UMBRELLA ASSOCIATION, INC., OF RECORD IN BOOK 7389, PAGE 924, AND ANNEXATION DOCUMENTS OF RECORD IN BOOK 9247, PAGE 951, AND BOOK 9247, PAGE 951, REGISTER'S OFFICE FOR SAID COUNTY.
BEING THE SAME PROPERTY AS CONVEYED TO MICHAEL L. CONRAD AND WIFE CHERRY CONRAD, AS TO A FIFTY PERCENT UNDIVIDED INTEREST AND THOMAS A. LAJAUNE AND WIFE AND KATHLEEN O. LAJAUNE, AS TO THE REMAINING FIFTY PERCENT UNDIVIDED INTEREST AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, FROM MICHAEL L. CONRAD, BY THAT DEED DATED AUGUST 21ST, 2014 AND RECORDED AUGUST 28TH, 2014 AT INSTRUMENT NO. 20140828-0078906 IN THE DAVIDSON COUNTY RECORDS.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20140828-0078906 on August 28, 2014.

PIN NO: 142-09-0H-034.00

STREET ADDRESS:

8901 Sawyer Brown Road, Nashville, TN 37221

True Copy Certification

I, Brooke Bentley, 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.

Brooke Bentley
Signature

State of PA

County of Allegheny

Personally appeared before me, Kristi Shoenberger, a notary public for this county and state, Brooke Bentley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi M. Shoenberger
Notary's Signature

My Commission Expires: 3/3/19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KRISTI M SHOENBERGER
Notary Public
ROBINSON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 3, 2019