QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170053164 DEEDQC
Recvd: 06/21/17 12:03 2 pgs
Fees:12.00 Taxes:0.00
20170621-0062495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Smith **Jonathan Smith**	**Same**	
(NAME)	(NAME)	**116-03-0B-117.00-CO**
4505 Harding Pike Unit 117		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LAUREN SMITH F/K/A LAUREN B. KISER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **LAUREN SMITH AND JONATHAN SMITH, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 117 OF ROYAL OAKS CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING ROYAL OAKS CONDOMINIUMS OF RECORD IN BOOK 5282 , PAGE 972, THE PLAT OF WHICH OF RECORD IN PLAT BOOK 5200, PAGE 45, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO LAUREN B. KISER, BY WARRANTY DEED FROM JANE C. WHITSON OF RECORD IN INSTRUMENT NUMBER 20160524-0052240, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 20TH DAY OF MAY, 2016.

THE SAID LAUREN B. KISER HAVING SINCE MARRIED AND IS NOW KNOWN AS LAUREN SMITH.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **4505 Harding Pike, Unit 117, Nashville, TN 37205**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 19 day of June, 2017.

Lauren Smith
LAUREN SMITH F/K/A LAUREN B. KISER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAUREN SMITH F/K/A LAUREN B. KISER**, the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal, this the 19 day of June, 2017.

William E. Grones
Notary Public

My Commission Expires: 8/20/2019



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212