Bill Garrett Davidson County
Batch# 19885 DEEDQC
11/01/2017 08:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171101-0111733

THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Blake M. Bernard and Hannah Marianne Bernard
2303 Carter Avenue
Nashville, TN 37206

Property Tax ID#: K 3 1.00 R
File #: 102108775-192954-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, BLAKE M. BERNARD and HANNAH MARIANNE BERNARD f/k/a HANNAH LANFORD, husband and wife, who both acquired title as unmarried, as tenants in common with rights of survivorship, as Grantors, hereby conveys all rights, titles and interests that We may have in to BLAKE M. BERNARD and HANNAH MARIANNE BERNARD, husband and wife, as tenants by the entirety, as Grantee, to the following described real property located in Jefferson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: K 3 1.00 R
Property Address: 2303 Carter Avenue, Nashville, TN 37206

Prior Deed recorded 08/06/2015, as Instrument 20150806-0078515, Davidson County Court Clerk's Office.

Witness our hands this the 24th day of October, 2017.

BLAKE M. BERNARD

HANNAH MARIANNE BERNARD f/k/a HANNAH LANFORD

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, BLAKE M. BERNARD and HANNAH MARIANNE BERNARD f/k/a HANNAH LANFORD, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 24th day of October, 2017.

Notary Public

My Commission expires: 3.3.2020

Danielle Antoinette Spencer Anderson STATE OF TENNESSEE NOTARY PUBLIC County Of Davidson My Comm. Expires Mar. 3, 2020

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

BLAKE M. BERNARD

HANNAH MARIANNE BERNARD f/k/a HANNAH LANFORD

Subscribed and sworn to before me this the 24th day of October, 2017.

Notary

My Commission expires: 3.3.2020

Danielle Antoinette Spencer Anderson STATE OF TENNESSEE NOTARY PUBLIC County Of Davidson My Comm. Expires Mar. 3, 2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING UNIT NO. A ON THE PLAN OF 2303 CARTER AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS HAVING BEEN ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF 2303 CARTER AVENUE TOWNHOMES OF RECORD IN INSTRUMENT NO. 20140929-0089229, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as 2303A Carter Avenue, Nashville, TN 37206
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **BLAKE M. BERNARD, AN UNMARRIED MAN AND HANNAH LANFORD, AN UNMARRIED WOMAN,** BY DEED RECORDED ON **August 6, 2015** IN **Instrument: 20150806-0078515**

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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.

Signature

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019