Bill Garrett Davidson County
Batch# 22311 DEEDQC
11/06/2017 10:04:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171106-0113555

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
SunTrust Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Laura Bablove Quinn 238 Highland Villa Drive Nashville, TN 37211	Laura Bablove Quinn 238 Highland Villa Drive Nashville, TN 37211	161-14B-238 CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Laura Bablove Quinn**, Personal Representative of the Estate of Victor Joseph Bablove, deceased, as Grantor, by these presents does hereby quitclaim and convey unto **Laura Bablove Quinn**, individually, as Grantee, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 238, Highland Villa Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard Davidson County, Tennessee, as shown on the Plat of Highland Villa Condominiums, recorded as Exhibit "B" to the Master Deed of record in Book 7278, page 312, said Register's Office, and described in a Master Deed recorded in Book 7278, page 312, amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610, and Book 10871, page 232, said Register's Office, 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 Highland Villa Condominiums contained in the Master Deed recorded in Book 7278, page 312, amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610, and Book 10871, page 232, and By-Laws recorded in Book 7278, page 334, amended in Book 8090, page 537, Book 8131, page 95, Book 8658, page 595, and Book 9730, page 265, 268 and 271, Register's Office for Davidson County, Tennessee, are incorporated in this deed by referenced and made a part hereof the same as though copied herein.

Being the same property conveyed to Victor J. Bablove, by Warranty Deed from B & L Partners, dated the 28th day of June, 2001, recorded on June 28, 2001, in Instrument Number 20010710-0073202, Register's Office for Davidson County, Tennessee.

Victor J. Bablove having died on April 9, 2017, said property passed to his daughter, Laura Bablove Quinn, who is sole surviving heir and the sole legatee and devisee under Victor J. Bablove's Last Will and Testament which was duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 17P611.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

This is improved property known as 238 Highland Villa Drive, Nashville, Tennessee 37211.

WITNESS my hand this 3rd day of November, 2017.

Laura Bablove Quinn,
Personal Representative of the Estate of
Victor J. Bablove

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephenie C. Myers, a Notary Public in and for said State and County, **Laura Bablove Quinn**, Personal Representative of the Estate of Victor J. Bablove, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2017.

Notary Public

My Commission Expires: Nov. 5, 2019

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Laura Bablove Quinn

Subscribed and sworn to before me, this 3rd day of November, 2017.

Notary Public

My Commission Expires: Nov. 5, 2019

STEPHENIE C. MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN