Bill Garrett Davidson County
Batch# 32368 DEEDQC
12/01/2017 01:52:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171201-0122891

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Sherri W. Faulkner	NEW OWNER	103-12-0A-016.00CO
Doug Faulkner, III		
P.O. Box 4043		
Brentwood, TN 37024-4043		

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, LEANORE S. WARTELL, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto SHERRI W. FAULKNER AND HUSBAND, DOUG FAULKNER, III, all of my interest, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Apartment No. 304, as shown on the plan of Harding House, Condominium Apartments, of record in Plat Book 4675, Page 60, said Register's Office and further established by the Master Deed of record in Book 4759, Page 665 as corrected in Book 5898, Page 767 and amended in Book 4979, Page 944, Book 4768, Page 818 as corrected in Book 5898, Page 769, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Parking Space #20 is a limited common element for the exclusive use of the occupant of said apartment.

Being the same property conveyed to Leanore S. Wartell and Sherry W. Faulkner and Doug Faulkner, III by Warranty deed from David G. Banks of record in Instrument No. 20171002-0100263 Register's Office for Davidson County, Tennessee.

This is improved properties known as 4200 West End Avenue #304 Nashville, Tennessee 37205.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 29th day of November, 2017.

TAMARA R. MARTIN-RADLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Leanore S. Wartell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Leanore S. Wartell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Davidson, Tennessee, on this the 29 day of November, 2017.

Tamara R. Martin-Radley
Notary Public

My Commission Expires: 06 January 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

TAMARA R. MARTIN-RADLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Sworn to and subscribed before me this the 29th day of November, 2017.

Tamara R. Martin-Radley
Notary Public

My commission expires: 06 January 2020