Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. TENNESSEE TITLE SERVICES, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

Subscribed and sworn to before me this 14th day of Dec., 2017.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Notary

Commission Expires: 3/3/21

QUIT CLAIM DEED

OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Richard L. Canas **Elaine S. Canas** **801 Inverness Avenue, C-4** **Nashville, TN 37204**	**NEW OWNER**	**118-2C-044CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Frank A. Canas, unmarried,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL OUR RIGHT, TITLE AND INTEREST UNTO, **Richard L. Canas and wife, Elaine S. Canas,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-4 as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101. et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master

Bill Garrett Davidson County
Batch# 39455 DEEDQC
12/19/2017 12:34:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171219-0129206

Deed. Reference is hereby made to the plan of Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Frank A. Canas, unmarried, and Richard L. Canas and wife, Elaine S. Canas, by Warranty Deed from Craighead Village South, LLC, a Tennessee limited liability company, dated April 15, 2008, and recorded April 17, 2008, of record in Instrument No. 20080417-0038763, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 801 Inverness Avenue, #C-4, Nashville, TN 37204.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of December, 2017

Frank A. ~~Canas~~

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Frank A. Canas,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and that he executed the same for the purposes herein contained.

Witness my hand and official seal this 14th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 3/31/21

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY