QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 62500 DEEDQC
02/26/2018 03:05:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180226-0017974

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(A)(4) AS CONSIDERATION GIVEN IS -$0-
NO OATH OF VALUE IS REQUIRED PURSUANT TO TENN. CODE ANN. § 67-4-409(A)(5)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South,
Nashville, TN 37212

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Lauren Kiser	**Owner**	
(NAME) **4505 Harding Pike, Unit 117**	(NAME)	116-03-0B-117.00-CO
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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 GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **LAUREN SMITH (F/K/A LAUREN KISER) AND JONATHAN SMITH, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **LAUREN SMITH, (F/K/A LAUREN KISER), MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF GRANTORS 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 CONDOMINIDM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 117 OF ROYAL OAKS CONDOMINIDMS, A CONDOMINIDM 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 CONDOMINIDMS OF RECORD IN BOOK 5282, PAGE 972, THE PLAT OF WHICH OF RECORD IN PLAT BOOK 5200, PAGE 45, IN THE ~GISTER'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 DEE.D.

BEING THE SAME PROPERTY CONVEYED TO LAUREN SMITH AND JONATHAN SMITH BY QUITCLAIM DEED FROM LAUREN SMITH, F/K/A LAUREN KISER, OF RECORD IN INSTRUMENT NUMBER 20170621-0062495, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 19TH DAY OF JUNE, 2017.

THE SAID LAUREN B. SMITH, A/K/A LAUREN KISER HAVING SINCE SEPARATED FROM JONATHAN SMITH, THIS PROPERTY IS NO LONGER THE RESIDENCE OF MR. SMITH.

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

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as **4505 Harding Pike, Unit 117, Nashville, TN 37205.**

Witness my hand this ____ day of February, 2018

Lauren Smith

Jonathan Smith

STATE OF Tennessee
COUNTY OF Davidson

On this the 20 day of February, 2018, before me personally appeared Lauren Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20 day of February, 2018.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 22 day of February, 2018, before me personally appeared Jonathan Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 day of February, 2018.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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