Bill Garrett Davidson County
Batch# 70216 DEEDQC
03/16/2018 01:05:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180316-0025113

This instrument prepared by:
Candi R. Henry
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| Judith Kelly Oja & Roger E. Oja, Jr.<br>205 Hickory Way Court<br>Antioch, TN 37013 | Same | 163 04 0A 344.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Judith Kelly Springs now known as Judith Kelly Oja** ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Judith Kelly Oja and Roger E. Oja, Jr.**, a married couple, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Unit 344, Hamilton Crossing Townhomes, a Planned Unit Development, as of record in Instrument Number 20040212-0016945, as amended in Instrument Number 20060206-0014793, said Register's Office, to which plat reference is made for a more particular description of said property.
>
> Being the same property conveyed to Judith Kelly Springs, unmarried by Warranty Deed from Arnette R. Edwards, unmarried, recorded as Instrument No. 20161024-0112311 on the 24th day of October, 2016, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The consideration for this conveyance, per T.C.A. 67-4-409(a)(3) and (4), is $-0-.

Subscribed and sworn to before me this the 16th day of March, 2018.

J Kelly Oja
Affiant

Notary Public

My Commission Expires:




This is improved property, known as **3001 Hamilton Church Road, Unit 344, Antioch, TN 37013**.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 16th day of March, 2018.

Judith Kelly Springs a/k/a Judith Kelly Oja
Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDITH KELLY OJA**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of March, 2018.

Notary Public

My Commission Expires:

