(1)

Bill Garrett Davidson County
Batch# 72809 DEEDQC
03/23/2018 03:47:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180323-0027795

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Joyce H. Ridley, Trustee 320 Old Hickory Blvd., Unit 3000 Nashville, TN 37221	New Owner NEW OWNER	128-12-0A-187.00 CO

For and in consideration of the sum of $10.00 cash in hand paid, **Joyce H. Ridley, Co-Trustee of the Ridley 1988 Family Trust, Dated April 5, 1988,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Joyce H. Ridley, Trustee of the Survivor's Trust Created Under The Ridley 1988 Family Trust, Dated April 5, 1988,** in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 3000, Building No. 16, on the Plan of Section 16, Phase 1D, on the Plan of Eagle Ridge At The Reserve, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 42 to the Master Deed of record in Instrument No. 20040716-0084986, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Jean J. Ridley and wife, Joyce H. Ridley by Warranty deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, dated 06/27/2006 and recorded 06/29/2006m of record in Instrument No. 20060629-0078036 and Scrivener's Affidavit recorded in Instrument No. 20140818-0074901 Register's Office for Davidson County, Tennessee, dated June 27, 2006 and recorded on June 29, 2006. Scrivener's Affidavit dated 08/18/2014 and recorded 08/18/2014.

Being the same property conveyed to Jean J. Ridley & Joyce H. Ridley, Co-Trustees of the Ridley 1988 Family Trust, Dated April 5, 1988 by Quitclaim deed from Jean J. Ridley and wife, Joyce H. Ridley of record in Instrument No. 20140909-0082365 Register's Office for Davidson County, Tennessee, dated September 9, 2014 and recorded on September 9, 2014. The said Jean J. Ridley having since died on November 29, 2016

This is improved property known as **320 Old Hickory Blvd., Unit 3000, Nashville, TN 37221**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set our hand(s) this 22 day of March, 2018.

GRANTOR(S):

Joyce H. Ridley, Trustee

Joyce H. Ridley, Co-Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Joyce H. Ridley, Co-Trustee of the Ridley 1988 Family Trust, Dated April 5, 1988,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of _____, _____.

NOTARY PUBLIC

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Sharon Mullen
Affiant

Subscribed and sworn to before me, this 23rd day of March, 2018.

NOTARY PUBLIC

JONNA L HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires:
10-14-2019

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)
On 3/22/18 (Date) before me, Dawn Cooper, notary public (Here Insert Name and Title of the Officer),
personally appeared Joyce H. Ridley (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

DAWN COOPER
Commission # 2134120
Notary Public - California
San Joaquin County
My Comm. Expires Dec 16, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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