Bill Garrett Davidson County
Batch# 84932 DEEDQC
04/26/2018 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180426-0039464

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

LATIKA NI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

State of Tennessee
County of Davidson

The actual consideration for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 26 day of April, 2018.

Notary Public
My Commission expires 03 / 21 / 2022

NAME AND ADDRESS OF PROPERTY OWNER:
James P. O'Dowd & Sandra A. O'Dowd
123 North Berwick Lane
Franklin, TN 37069

SEND TAX BILLS TO:
James P. O'Dowd & Sandra A. O'Dowd
123 North Berwick Lane
Franklin, TN 37069

MAP AND PARCEL NUMBER: 090080O00100CO

QUITCLAIM DEED

18NT00156

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged We,

Philip Christian Peggs and Laura K. Peggs, husband and wife

Hereinafter called the GRANTORS, by these presents do remise, release and **QUITCLAIM** unto

James P. O'Dowd and wife, Sandra A. O'Dowd;

Hereinafter called the GRANTEES, their heirs and assigns, all of the Grantors' interest in a certain tract or parcel of land in DAVIDSON COUNTY, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with all Limited Common Elements designated for the exclusive use and enjoyment of Unit A, as established by Declaration of Covenants, Conditions and Restrictions for Croley Square Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument no. 20161110-0119187, in the Register's Office for Davidson County, Tennessee, and being showing on Plat attached to the Declaration as Exhibit "B", to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to James P. O'Dowd and wife, Sandra A. O'Dowd by Warranty Deed from William H. Ragan II, and wife, Charlotte Ragan, of record in Instrument No. 20060726-0089932, Register's Office for Davidson County, Tennessee, and further being a portion of the property which was conveyed to Philip Christian Peggs and Laura K. Peggs by deed recorded as Instrument No. 20170727-0076205, said Register's Office.

This is improved property commonly known as 706 CROLEY DR., NASHVILLE, TN 37209

The above described property was incorrectly included in the conveyance to Philip Christian Peggs and Laura K. Peggs as contained in the Deed recorded as Instrument No. 20170727-0076205, said Register's Office. The Grantors have reserved, and hereby expressly retain, the property (which was originally intended to be conveyed to the Grantors) known and described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with all Limited Common Elements designated for the exclusive use and enjoyment of Unit B, as established by Declaration of Covenants, Conditions and Restrictions for Croley Square Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument no. 20161110-0119187, in the Register's Office for Davidson County, Tennessee, and being showing on Plat attached to the Declaration as Exhibit "B", to which reference is hereby made for a more complete description.

Wherever 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 our hands this 24th day of April, 2018.

James P. O'Dowd

James P. O'Dowd

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James P. O'Dowd,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of April, 2018.

Miranda Hammond

Notary Public

My Commission expires: 01 / 04 / 21.

MIRANDA HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sandra A. O'Dowd

Sandra A. O'Dowd

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sandra A. O'Dowd,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of April, 2018.

Miranda Hammond

Notary Public

My Commission expires: 01 / 04 / 21.

MIRANDA HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Phillip Christian Peggs

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Phillip Christian Peggs,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of April, 2018

Notary Public

My Commission expires: 03/05/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2021

Laura K. Peggs

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Laura K. Peggs,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of April, 2018

Notary Public

My Commission expires: 03/05/2021

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY