Prepared by:

Samantha Bruess
635 Poplar Place
Nashville, Tennessee 37216

Bill Garrett Davidson County
Batch# 85610 DEEDQC
04/27/2018 09:53:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180427-0039744

After Recording Return To:
Send tax bills to:
Sandra J. Kelly
609 Poplar Place
Nashville, Tennessee 37216

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar ($1.00) and/or other valuable consideration to the below in hand paid to:

Sandra Jeanette Kelly Firoul, a single individual,
residing at 609 Poplar Place, Nashville, Tennessee 37216

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Sandra Jeanette Kelly, a single individual, residing at 609 Poplar Place, Nashville, Tennessee 37216 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

> Being Unit No. 56 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase III, of record in Book 6900, Page 826 Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by instrument of record in Book 7733, Page 880, said Register's Office, to

all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being a portion of the same property conveyed to C & S Builders, Inc., by Deed from Fox Ridge Company, a Limited Partnership of record in Book 7562, Page 934, Register's Office for Davidson County, Tennessee. By Articles of Amendment of record in Book 7634, Page 226 said Register's Office, the name of the corporation was changed to Fox Ridge Homes, Inc. Map-Parcel No. 061-05-0-A, 058CO

- Current Source of Title: Book 8645 Page 817

To have and to hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

S. Kelly 4.27.18

Sandra Jeanette Kelly Firoul 4. 12-18

Grantor's Signature **Date**

Sandra Jeanette Kelly Firoul
609 Poplar Place, Nashville, TN 37216

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra Jeanette Kelly Firoul whose name(s) are signed to the foregoing instrument is known to me, acknowledged before me on this day that, being informed of the a instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of April, 2018.

Monica R Palmer

Notary Public

Printed name: Monica R Palmer

My Commission Expires: August 20, 2019

(SEAL) MONICA R. PALMER NOTARY PUBLIC TENNESSEE My Comm Exp. August 20, 2019 COUNTY OF DAVIDSON

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Sandra J. Kelly
Affiant

Subscribed and sworn before me, this 12th day of April, 2018.

Monica R Palmer
Notary

MONICA R. PALMER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 20, 2019
COUNTY OF DAVIDSON