This Instrument Prepared By:
Rebecca T. Garland
831 Percy Warner Blvd.
Nashville, Tennessee 37205

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES

QUITCLAIM DEED

Address of New Owner:
Carol Pepper Frageman
104 Windsor Terrace Drive
Nashville, TN 37221

MORTGAGEE:
Wells Fargo
P.O. Box 10335
Des Moines, IA 50306

Bill Garrett Davidson County
Batch# 86127 DEEDQC
04/30/2018 09:45:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180430-0040225

Send Tax Bills To:
Lender

Map and Parcel No.
Map 143-I, Group A, Parcel 104.00

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, receipt and sufficiency of which is hereby acknowledged, **Beth Ann Levene** ("Grantor") by these presents does hereby quitclaim, convey and transfer to **Carol Pepper Frageman**, ("Grantee"), her heirs and assigns, all of her right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee being Unit No. 104 of Windsor Terrace Condominiums, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, shown on the Plan to the Master Deed of record in Book 6250, page 869, and shown as Exhibit "C" to the Master Deed, of record in Book 7150, page 921, Register's Office, Davidson County, Tennessee, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Carol Pepper Frageman, unmarried, by deed from Diane R. Wright and husband, G. Richard Wright of record in Instrument No. 20061027-0133631, Register's Office for Davidson County, Tennessee, and the further conveyance from Carol Pepper Frageman to Carol Pepper Frageman and Beth Ann Levene recorded in Instrument No. 20061103-0137164, said Register's Office.

Beth Ann Levene hereby affirms that this property has never been her marital residence.

THIS IS IMPROVED PROPERTY with a mailing address of 104 Windsor Terrace Drive, Nashville, Tennessee, 37221.

This conveyance is subject to (a) 2018 real property taxes and subsequence years and assumed by the grantee(s); (b) all matters appearing on the plan of record; (c)restrictive covenants' (d) easements, and (e) applicable government and zoning regulations.

~~TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns, forever.~~

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.

Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantee.

IN WITNESS WHEREOF, the Grantors hereby affixes their signatures on this the 19 day of April, 2018.

Beth Ann ~~Levene~~

STATE OF New York
COUNTY OF New York

The actual consideration for this transfer is $ 0.

Beth Ann Levene
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
30 Day of April, 2018.
, Deputy Register

STATE OF New York
COUNTY OF New York

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Beth Ann Levene, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this 19th day of April 2018.

Notary Public

My Commission Expires: 8/7/19

ROBERT G. BECK, JR
Notary Public, State of New York
No. 02BE6236244
Qualified in New York County
Commission Expires August 7, 2019