Bill Garrett Davidson County
Batch# 94418 DEEDQC
05/18/2018 01:36:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180518-0047907

This instrument prepared by:
William K. Lane, III
Attorney At Law
125 3RD Avenue North, Suite #202
Franklin, Tennessee 37064

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New Owner / Grantee(s):	R.A.A. Enterprises
Send tax notice to same at:	**101 Creekside Crossing. Ste. 1300 Brentwood, TN 37027**
Map Parcel Number:	Map and Parcel 103160G10500CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named the ("Grantors"), for good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Roxanne Coats McDonald**, Grantor has bargained and sold and by these presents does hereby transfer, relinquish and quitclaim their interest to **R. A. A. Enterprises, LLC** ("Grantee"), and to its, successors, heirs and/or assigns, a total interest in certain tract or parcel of real property located in Davidson County, Tennessee, in the real property described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 105 of Brookfield Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6976, page 887, Register's Office for said County, to which source 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 **Roxanne Coats McDonald** by Warranty Deed from **Dee Malkerneker, married**, dated **March 9, 2018** and recorded **March 13, 2018** of record in Instrument No. **20180313-0023782**, Register's Office for Davidson County, Tennessee.

Description Reference: Description from information provided by the Grantor herein and no other source.

Taxes for 2018, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 103160010500CO. The Plan, with Owner's Certificate, of record shown as Exhibit "C" to the Master Deed of record in Book 66976, page 887, said Register's Office, to which plan reference is hereby made for a more complete description. Subject to the provisions of the condominium Master Deed of record in Book 6976, page 887, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the

Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property known as 4202 Harding Pike, # 105, Nashville, Tennessee 37205

In testimony whereof the Grantor herein, has set her signature on this the 3rd day of May 2018.

Roxanne Coats McDonald, Grantor

STATE OF TENNESSEE :
:
COUNTY OF WILLIAMSON :

Personally, appeared before me, a Notary Public in and for said County and State the within named **Roxanne Coats McDonald**, with whom I am personally acquainted, (or proved her identity by satisfactory evidence) to be the person(s) describe in and who executed the forgoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and official seal, this the 3rd day of May 2018.

Notary Public

My Commission Expires May 8, 2019

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant for RAA Enterprises

ASHLEY TAYLOR-FANKHAUSER STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me this the 3rd day of May 2018.

My Commission Expires: May 8, 2019