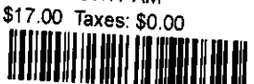
Bill Garrett Davidson County
Batch# 122612 DEEDQC
07/31/2018 11:01:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20180731-0074562

Prepared By

Name: JERALD D. LIFSEY
Address: 2005 NASHBORO BLVD

State: TN Zip Code: 37217

NEW OWNER ADDRESS - send tax bills to same

Name: JERALD D. LIFSEY
Address: 2005 NASHBORO BLVD

State: TN Zip Code: 37217

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
31 Day of July, 2018.
, Deputy Register

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar ($1.00) in hand paid to Nancy Wyatt Lifsey, a person, residing at 2005 Nashboro Blvd, County of Davidson, City of Nashville, State of Tennessee (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Jerald Duane Lifsey, a person, residing at 2005 Nashboro Blvd, County of Davidson, City of Nashville, State of Tennessee (hereinafter known as 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:

Nancy W. Lifsey (mother) is quit claiming her condo at 2005 Nasboro Blvd, Nashville, TN 37217 to Jerald D. Lifsey (son)

Map & Parcel: 135 12 0A 003.00 Location: 2005 NASHBORO BLVD Legal Reference: 20030922-0140038

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto 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.

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Nancy Lifsey

Grantor's Signature
Nancy W Lifsey
Grantor's Name
2005 Nashboro Blvd
Address
Nashville, TN 37217
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NANCY LIFSEY whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of JUNE, 2018.

LEIGHTON BUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7/9/22

Notary Public

My Commission Expires: 7/9/22

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Exhibit A

~~WARRANTY DEED~~

Davidson County DEEDWRR
Recvd: 03/22/03 16:18 2pgs
Fees:13.00 Taxes:383.48
[redacted]
20[redacted]40037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: [redacted] 3-3-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Lifsey	Nancy Lifsey	135-12A-3
(NAME)	(NAME)	
2005 Nashboro Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sandra Elaine Echols and Priscilla Ann Hubbard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Lifsey, married HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Apartment Unit No. 2005 of Nashboro Village Twelve (12) Condominium created under section 64-2701, et. seq. As amended, Tennessee Code Annotated, and as established by a Master Deed, for Nashboro Village Twelve (12) Condominium, of record in Book 4827, Page 30, and amended in Book 6153, Page 252, Register's Office for said County, together with an undivided 1.51% interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Nashboro Village Twelve (12) Condominium, of record in Book 4615, Page 121, Register's Office for said County, for more complete identification and description of such Unit.

Being the same property conveyed to Elaine Richardson, unmarried, by deed of record in Instrument No. 20010502-0044336, re-recorded in Instrument No. 20010511-0048923, Register's Office for Davidson County, Tennessee. Elaine Richardson died intestate and leaving as her sole heirs at law her two daughters Sandra Elaine Echols and Priscilla Ann Hubbard.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Priscilla Ann Hubbard by Sandra Elaine Echols as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. [redacted], in the Register's Office for Davidson County, Tennessee.

*20030922-0140037

unimproved ☐
This is improved ☒ property, known as 2005 Nashboro Blvd., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

SEP-18-2003 15:57 ADVANTAGE TITLE 615 777 2015 P.08