Instrument Prepared by:
One Trusted Advisor Attorneys
100 Winners Circle, Suite 220
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 133628 DEEDQC
08/27/2018 10:17:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180827-0084506

ADDRESS NEW OWNER:
John L. Ambrose, III and LeAnn N. Ambrose
1124 Granny White Court
Nashville, TN 37204

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
131-08-0F-007 .00-CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, LEANN MORTON NICHOLS and JOHN LOFTIN AMBROSE, III, as Joint Tenants with Right of Survivorship, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

JOHN L. AMBROSE, III and LEANN N. AMBROSE, husband and wife, their successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 3-A, a Horizontal Property Regime as shown on the condominium sit plan of Harding Heights Condominium Apartments, together with Easements as shown in Instrument No. 20040812-0097468, amended by Master Deed of Harding Heights Condominiums, recorded in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, in the Register's Office for Davidson County, Tennessee, and described in the Master Deed of record in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 2051108-0135294, Instrument No. 20101119-0092636, Instrument No. 20120802-0068566 and Instrument No. 20120801-0067859, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Harding Heights Condominiums, contained in the Master Deed recorded in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 20120801-0067859, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same though copied herein.

BEING the same property conveyed to LeAnn Morton Nichols and John Loftin Ambrose, III, as Joint Tenants with Right of Survivorship, by Warranty Deed from Eric C. Hermanson and Karen Hermanson, husband and wife, of record as Instrument No. 20180201-0010317 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1124 Granny White Court, Nashville, TN 37204.
The Grantors and Grantees are one and the same persons.

The legal description is the same as the previous instrument of record.

IN WITNESS WHEREOF, I have hereunto set my signature this 16th day of August, 2018.

JOHN L. AMBROSE, III

LEANN MORTON NICHOLS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this the 16th day of August, 2018, before me, a Notary Public, personally appeared JOHN L. AMBROSE, III and LEANN MORTON NICHOLS to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: 10/17/2021

KAREN E MCGEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

AFFIANT

Subscribed and sworn to before me this 16th day of August, 2018.

Notary Public

My commission expires: 10/17/2021

KAREN E MCGEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2021