Karen Y Johnson Davidson County
Batch# 144137 DEEDQC
09/24/2018 09:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180924-0094150

QUITCLAIM DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2018.

Notary Public

COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 210, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Bradley Scott Troxel and Lori Archibald Troxel, trustees of the Troxel Marriage Trust Dated May 30, 2018	**Bradley Scott Troxel and Lori Archibald Troxel, trustees of the Troxel Marriage Trust Dated May 30, 2018**	**091 13 2A 001.00**
(Name)	(Name)	
504A Eastboro Drive	**2912 Oakland Ave.**	
(Address)	(Address)	
Nashville, TN 37209	**Nashville, TN 37212**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Bradley Scott Troxel and Lori A. Troxel, husband and wife,** hereinafter referred to as Grantors, hereby quitclaim to **Bradley Scott Troxel and Lori Archibald Troxel, trustees of the Troxel Marriage Trust Dated May 30, 2018,** hereinafter referred to as Grantees, their heirs and assigns forever, all of their right, title and interest in the following described real estate, located in Davidson County, Tennessee, to wit:

> Unit 1 of the 504 Eastboro Drive Cottages as shown in the Declaration of Covenants, Conditions, and Restrictions for 504 Eastboro Drive Cottages, a horizontal property regime with private elements and no general common elements of record in Instrument No. 20170616-0060397, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description of the property.
>
> Being a portion of the same property conveyed to Bradley Scott Troxel and Lori A. Troxel, husband and wife, by Warranty Deed from Ritchie Parris, a married man, dated April 6, 2016 and recorded April 8, 2016 as Instrument No. 201604080033822, in said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 504A Eastboro Drive, Nashville, TN 37209

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 11th day of September, 2018.

Bradley Scott Troxel

Lori A. Troxel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley Scott Troxel and Lori A. Troxel, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing QuitClaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 11th day of September, 2018.

NOTARY PUBLIC

My commission expires: 7-24-21

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

