QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 149852 DEEDQC
10/08/2018 12:58:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181008-0099617

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Roegan Ryane and Britt Lynn Hunwick Senecal	**Same**	**128120A04900CO**
(NAME)	(NAME)	
320 Old Hickory Blvd. Unit 903		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROEGAN RYANE AND NIKKO B. CASTELL, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ROEGAN RYANE, UNMARRIED AND BRITT LYNN HUNWICK SENECAL, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP. ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 49 BUILDING NO. 9, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF EAGLE RIDGE AT THE RESERVE SECTION 9, PHASE 1A, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN INSTRUMENT NO. 20011011-0110875, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "A" TO THE 4TH AMENDMENT TO THE AFOREMENTIONED MASTER DEED OF RECORD IN INSTRUMENT NO. 20020313-0031652.

BEING THE SAME PROPERTY CONVEYED TO ROEGAN RYANE AND NIKKO B. CASTELL, BY WARRANTY DEED FROM CHRISTOPHER J. BERRY, OF RECORD IN INSTRUMENT NUMBER 20171005-0102567, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NIKKO B. CASTELL HAVING SINCE DIED ON JULY 24TH, 2018 IN FORT MYERS, FLORIDA AND LEAVING ALL INTEREST IN SAID PROPERTY TO ROEGAN RYANE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **320 Old Hickory Boulevard, Unit #903, Nashville, TN 37221**

Witness our hands this the 5th day of October, 2018.

ROEGAN RYANE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROEGAN RYANE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of October, 2018.

Notary Public

My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY