This instrument prepared by:

Windmill Title, LLC

7103 Bakers Bridge Ave., Ste 103

Brentwood, TN 37027

Phone: (615) 613-0483

Karen Y Johnson Davidson County
Batch# 170709 DEEDQC
12/05/2018 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181205-0118546

The actual consideration is $0.00.

AFFIANT

NEW OWNER:

Anna Lima

110 Yorktown Road

Franklin, TN, 37064

Subscribed and sworn to before me this the 30 day of NOV, 2018.

SEND TAX BILLS TO:

New owner

NOTARY PUBLIC

MAP/PARCEL:

117-07-0D-037.00-CO

My Commission Expires: 5-25-20

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Anna Lima and Will Montgomery, wife and husband (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Anna Lima, an unmarried woman (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit 37, Park Green Condominiums, as shown on plat of record in Plat Book 6250, Page 253, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to M & L Enterprise, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Will Montgomery and Anna Lima, husband and wife, of record in Instrument No. 20160208-0012167, Register's Office for Davidson County, Tennessee, dated February 08, 2016 and recorded on February 08, 2016.

Being the same property conveyed to Anna Lima and Will Montgomery, wife and husband by Quitclaim Deed from M & L Enterprise, LLC, a Tennessee limited liability company, of record in Instrument No. 20180918009227O, Register's Office for Davidson County, Tennessee, dated September 13, 2018 and recorded on September 18, 2018.

Being also known as 133 Matthew Lane, Nashville, Tennessee 37215

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 13th day of September, 2018.

GRANTOR:

Anna Lima

Will Montgomery

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE	)	INDIVIDUAL
	)	ACKNOWLEDGEMENT
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Anna Lima and Will Montgomery, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 13th of September, 2018.

Notary Public

My Commission Expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

20181536R

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

