Prepared by:
Randy Ratliff, Attorney
5115 Maryland Way, Suite 137
Brentwood, Tennessee 37027

Send Tax Bills To:
Brenda Williams
320 Old Hickory Blvd., #1907
Nashville, TN 37221

New Owner is:
Brenda Williams
320 Old Hickory Blvd., #1907
Nashville, TN 37221

Karen Y Johnson Davidson County
Batch# 177486 **DEEDQC**
12/26/2018 09:57:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20181226-0124897

Map and Parcel 128-12-OA-103.00-CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Brenda Williams, now known as Brenda Williams-Denbo, GRANTOR, have bargained and sold and by these presents do transfer and convey unto Brenda Williams-Denbo and Timothy Denbo, husband and wife, as tenants by the Entirety, GRANTEES the following described tract or parcel of land, lying and being in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 103, Building No. 19 on the Plan of Section 12 Phase 18 on the plan of Eagle Ridge at the Reserve, LLC of record in Exhibit A Condominiums a horizontal property regime ceased under title 66, section 27-101, et seq. as amended in Tennessee Code annotated and as established by a Master Deed and By-Laws of record in Instrument No. 20011011-0110875 as supplemented and amended by supplement and amendment no. 26 to the Master deed of record in Instrument No. 20030108-0003699, Register's Office for Davidson County Tennessee together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Master Deed reference is hereby made to the plat of Eagle Ridge at the reserve Condominiums as shown on Exhibit A to the master deed of record as aforementioned said Register's office for a more complete identification and description of such unit.
>
> Being the same property conveyed to Brenda Williams by Warranty Deed from Megan Stack, unmarried of record in Instrument No. 20150316-0022353 Register's Office for Davidson County, Tennessee, dated March 12, 2015 and recorded on March 16, 2015.
>
> Being the same property conveyed to Megan Stack by Warranty Deed from Karen M. Bottesch, an unmarried person of record in Instrument No. 20090515-0044883 Register's

Office for Davidson County, Tennessee, dated May 14, 2009 and recorded on May 15, 2009.

This improved property is known as: 320 Old Hickory Blvd., #1907, Nashville, TN 37221.

The description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description. The deed was made without benefits of title search, and the preparer of this deed makes no representations as to the status of the title of the herein described property. The preparer of this deed has not in any way participated in the financial closing of this transaction. 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.

WITNESS our hands this 6th day of December, 2018.

GRANTOR:

Brenda Williams-Denbo

Brenda Williams-Denbo

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Brenda Williams-Denbo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of December, 2018.

RANDALL ALLEN RATLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-19-2020

NOTARY PUBLIC
My commission expires: 02/19/2020

OATH OF CONSIDERATION for TRANSFER TO TRUST

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

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

Brenda Williams-Perkins
AFFIANT

Subscribed and sworn before me, this 6th day of January 2018.

NOTARY PUBLIC

My commission expires: 02/19/2020

RANDALL ALLEN RATLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-19-2020