THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 11th day of January, 2019.

Notary Public

My Commission Expires: 7/6/20

Karen Johnson Davidson County
Batch# 183746 DEEDQC
01/15/2019 08:31:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190115-0003858

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tony Awtry and wife Tonya Awtry 222 Polk Avenue Apt 403 Nashville, TN 37203	New Owner	093-05-2A-114.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Tiffany Awtry nka Tiffany Awtry Pirtle, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Tony Awtry and wife Tonya Awtry,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 403 of Watauga Condominiums (formerly known as Polk Manor Condominiums), a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Watauga Condominiums (formerly known as Polk Manor Condominiums) of record in Book 6339, Page 281, and amended in Book 6697, Page 889 and amended and restated in Instrument No. 20061025-0132105, Affidavit recorded in Instrument No. 200610260132845 and amended in Instrument No. 20180123-0007047 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Tony Awtry and wife, Tonya Awtry and Tiffany Awtry as tenants in common with a right of survivorship by Warranty deed from Todd Ivester and wife Wendy

Ivester of record in Instrument No. 20100216-0011655 Register's Office for Davidson County, Tennessee, dated February 12, 2010 and recorded on February 16,2010.

Tiffany Awtry having since married and is now known as Tiffany Awtry Pirtle.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of January 2019.

Tiffany Awtry Pirtle

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

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

Witness my hand and official seal at office, this 4th day of January 2019.

Notary Public
My Commission Expires: 1/19/2022

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022