# Quit Claim Deed

Karen Johnson Davidson County
Batch# 206675 DEEDQC
03/18/2019 09:30:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190318-0024260

This instrument was prepared by:
Teresa M. Maxwell, PO Box 159199, Nashville, Tennessee 37215

| | | |
|---|---|---|
| Name and address of the new owner (the Grantee): | Teresa M. Maxwell<br>PO Box 159199<br>Nashville, Tennessee 37215 | |
| Name and address of the Grantor(s) | Marlene Mason Butler<br>6316 Murray Lane<br>Brentwood, Tennessee 37027 | Melinda Mason Nowers<br>2365 N. Berry's Chapel Rd.<br>Franklin, Tennessee 37064 |
| Tax map parcel number: | 117-3-B-82.00 CO | |
| Mail tax bills to: | Teresa M. Maxwell<br>PO Box 159199<br>Nashville, Tennessee 37215 | |

In consideration of Ten Dollars, cash in hand, and other valuable consideration paid by hereinafter named Grantee, the receipt of which is acknowledged, we, Marlene Mason Butler and Melinda Mason Nowers, hereinafter called the Grantors, do quitclaim, convey and transfer my right, title and interest to Teresa M. Maxwell, Grantee, in the following real estate:

Land being in Davidson County, Tennessee, being unit F-3, The Villager Condominiums, revised as shown on plat of record, plat book 5200, page 201, as established under master deed of record in book 5434, page 665 in the Registrar's office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Oscar Mason by warranty deed from Bonnie Garcia, a/k/a/ Bonnie Coffa, recorded on the 16th day on March, 2012 in instrument No. 20120319-0023306, in the Registrar's office of Davidson County, Tennessee. The said Oscar Mason having since died and by his Last Will and Testament devised said property unto Marlene Mason Butler, Teresa Mason Maxwell and Melinda Mason Nowers, his Heirs

This conveyance is subject to any and all easements and restrictions as shown of record including (but not limited to) those shown in book 5200, page 201, book 5434, page 708, instrument No. 20080416-0003681, book 5441, page 815, book 5434, page 665, book 5487, page 967, book 4808, page 424, and instrument 20080416-0038631, said Registrar's office.
This is improved property known as 2601 Hillsboro Pike, F-3, Nashville, Tennessee 37212

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first parties, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever. I have good right and lawful authority to convey the same; the title to it is clear, free and unencumbered except as stated in this deed. Whenever used, the singular shall include the plural and the plural, the singular.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions; (4) 2018 property taxes, which have been prorated and assumed by the Grantee herein

Witness my hand this 29 day of October, 2018.

Marlene M Butler
Grantor

Melinda M Nowers
Grantor

State of Tennessee
County of Davidson

On the 29 day of October before me personally appeared Marlene Butler, Melinda Nowers the Grantor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who [illegible] foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Emily Kotora
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

My commission expires: 5-3-2021

KAREN JOHNSON
**REGISTER OF DEEDS**

**www.nashville.gov/rod**

**PO Box 196398**
**Nashville, TN 37219-6398**
**(615) 862-6790 phone**
**(615) 880-2039 fax**

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Teresa M. Maxwell
Affiant

Subscribed and sworn before me, this 15th day of March, 2019.

Ronnie W Farris
Notary

RONNIE W. FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

My commission expires: January 4, 2020