Karen Johnson Davidson County
Batch# 231690 DEEDQC
05/17/2019 03:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190517-0046915

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Lisa M. Eggleton** ("Grantor"), an unmarried woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Donna M. Kavanagh** (Grantee), an unmarried woman all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039 and amended in Instrument Nos. 20171117-0118441 and 20171121-0119229, Register's Of?ce for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Special Warranty Deed of record at Instrument Number **20181005-0098934** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 23rd day of **April, 2019.**

Lisa M. Eggleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Lisa M. Eggleton**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of **April, 2019**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/19

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE VENKKIA BRANCH

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 23rd day of **April, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/19

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE VENKKIA BRANCH

PROPERTY ADDRESS:	**5556 Hamilton Cir, Antioch, TN 37013**
TAX PARCEL NO.:	**164040B02900CO**
PROPERTY OWNER:	**Donna M. Kavanagh**
OWNER'S ADDRESS:	**5556 Hamilton Circle, Antiohc, TN 37013**
MAIL TAX BILLS TO:	owner at property address

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019