Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 242697 DEEDQC
06/13/2019 09:15:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190613-0056732

QUITCLAIM DEED

ADDRESS NEW OWNER:
Justin Knight
2020 Beech Avenue C6
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
Map
Parcel 105-10-0A-302.00-CO

For and in consideration of the sum of $10.00 cash in hand paid, **Jessica Blagys**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Justin Knight**, all of her rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit C-6 of Beech Tree Condominiums, a Horizontal Property Regime, established by a Master Deed of Beech Tree Condominium of record in Book 11174, Page 284, as amended in Book 11680, Page 193, Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the said Master Deed. Reference is hereby made to the plan of Beech Tree Condominiums as shown on Exhibit Map to the Master Deed of record in Book 11174, Page 284, as amended in Book 11680, Page 193, said Register's Office, to which Exhibit Map reference is hereby made.
>
> Being the same property conveyed to Justin Knight and Jessica L. Blagys, husband and wife by Warranty deed from Ryan J. Fogarty, unmarried of record in Instrument No. 20150924-0097288 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 24, 2015.
>
> Divorce Decree in the Circuit Court for Robertson County, Tennessee, at Springfield, Case No. 74CC1-2019-CV-85.

This is improved property known as **2020 Beech Avenue C6, Nashville, TN 37204.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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, the GRANTOR has hereunder set his/her/our hand(s) this 11th day of June, 2019.

GRANTOR:

Jessica Blagys

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Jessica Blagys** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2019.

Tracey Perry
NOTARY PUBLIC

My Commission Expires:

9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

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

Tracey Perry
NOTARY PUBLIC

My Commission Expires:

9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON