This Instrument Prepared By & Return To:
Foundation Title and Escrow, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067
FND 1906440 SSD

Karen Johnson Davidson County
Batch# 251429 DEEDQC
07/02/2019 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190702-0064351

QUITCLAIM DEED

NEW OWNER:
Roberto Dominguez
206 Fairmont Court
Nashville, TN 37203

SEND TAX BILLS TO:
~~Same~~ New Owner

MAP/PARCEL
104-6-M-6-CO

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Maria Cristina Dominguez, now known as Maria Cristina Fromherz, married (incorrectly shown as Maria Christina Dominguez on Warranty Deed)**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Roberto A. Dominguez, married,** GRANTEE, all right, title and interest in the said property listed below:

Land in Davidson County, Tennessee, being apartment Unit A-6 of Fairmont Court Condominiums, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6686, Page 708, and as amended in Book 6712, Page 125, and further amended in Book 6674, Page 221 and in Book 6823, Page 962, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed and Amendments thereto, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Roberto A. Dominguez, married, and Maria Christina Dominguez, unmarried, by Warranty Deed from Christopher R. Kirkland and wife, Mary Elizabeth Kirkland, recorded on June 7, 1999, in Book 11515, Page 89, Register's Office for Davidson County, Tennessee. Grantor's middle name incorrectly shown as Christina on Warranty Deed.

The grantors spouse is not joining in the execution of this deed due to never residing in the above described property, therefore having no interest to convey.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTOR, NO TITLE SEARCH WAS PERFORMED.

This is improved property located at ***206 Fairmont Court, Nashville, TN 37203***

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/their hand(s) this 28 day of June, 2019.

Maria Cristina Dominguez,
now known as Maria Cristina Fromherz

STATE OF Oregon
COUNTY OF Washington

Personally appeared before me, a Notary Public of said County and State, the within named **Maria Cristina Dominguez, now known as Maria Cristina Fromherz,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2019.

Armando Lara-Tabares
NOTARY PUBLIC

My Commission Expires: 9/17/21

OFFICIAL STAMP
ARMANDO LARA-TABARES
NOTARY PUBLIC-OREGON
COMMISSION NO. 966686
MY COMMISSION EXPIRES SEPTEMBER 17, 2021

STATE OF Oregon
COUNTY OF Washington

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 28th day of June, 2019.

Armando Lara-Tabares
NOTARY PUBLIC

My Commission Expires: 9/17/21

OFFICIAL STAMP
ARMANDO LARA-TABARES
NOTARY PUBLIC-OREGON
COMMISSION NO. 966686
MY COMMISSION EXPIRES SEPTEMBER 17, 2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)