Prepared By:
Km Boals
3809 Nevada Ave.
Nashville, TN 37209

After Recording Return To:
441 Harding Place #B21
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch# 260367 DEEDQC
07/22/2019 02:04:29 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20190722-0071734

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 23, 2019 THE GRANTOR(S),

- Elisa Charles, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Marie Foster and _____, a married couple, residing at 441 Hardind Pl - B21, Nashville, Davidson County, Tennessee 37211

the following described real estate, situated in Nashville, in the County of Davidson Co, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transferred between family members with no money exchanged

Tax Parcel Number: 147-03-0A-037.00-CO

Mail Tax Statements To:
Marie Foster
441 Harding Place #B21
Nashville, Tennessee 37211

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 7/22/19

Elisa Charles

Elisa Charles
408 Carter Glen Dr
Nashville, Tennessee, 37221

STATE OF TENNESSEE, COUNTY OF DAVIDSON CO, ss:

On this 22 day of July, 2019, before me personally appeared Elisa Charles, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

Notary Public

Escrow Officer
Title (and Rank)

My commission expires 6/20/21

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
22 Day of July, 2019.
Brandi Ward, Deputy Register

Affiant
Affiant's Name: Maria Foster

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Unit B-21 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code annotated, and as established by Master Deed of record in Book 6104, page 725 as amended in Instrument #20050815-0096131, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Plat Book 5200, page 571, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Charles F. Baker and wife, Mary R. Baker, by deed from Harding Manor Associates of record in Book 6105, page 151, said Register's Office.

SOT - 20061120 - 0143552

This conveyance is subject to (a) 2006 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 571-572, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6104, page 725 and Instrument #20050815-0096131, said Register's Office.