(2)

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 263881 DEEDQC
07/30/2019 10:47:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20190730-0074908

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of July, 2019.

NOTARY PUBLIC

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

My Commission Expires: 12-19-20

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Kimberly Santiago 156 Yorkshire Drive Clarksville, TN 37043	SAME	104-10-0N-004.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Kimberly Santiago, as Personal Representative of the Estate of Bernice Hirsch, and Kimberly Santiago, individually, and Keith C. Book, individually,** GRANTOR, hereby quitclaims and conveys all of their undivided right, title and interest to the hereinafter described property to **Kimberly Santiago, married,** GRANTEE. Said property conveyed herein is described as follows:

> **Land in Davidson County, Tennessee, being Unit No. B-4 of Westchester Condominiums, as established under Master Deed of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, in the Register's Office for 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 Bernice Hirsch, unmarried, and Kimberly Santiago, married, each as to a 50% undivided interest, as tenants in common, by Warranty Deed from Stephen Mansfield and Beverly Darnall Mansfield, husband and wife, of record in Instrument No. 20170316-0025589, in the Register's Office for Davidson County, Tennessee.

Bernice Hirsch having since died on April 27, 2018, and her interest in the subject property having passed to Kimberly Santiago and Keith C. Book pursuant to her Last Will and Testament, which was probated in Estate / Case # MC CH CV PB 18-227, in the Chancery Court for Montgomery County, Tennessee. An Affidavit of Heirship describing the heirs of Nella J. Book, who was a devisee under the Last Will and Testament referenced above, is being recorded simultaneously herewith in Instrument No. 20190730-0074907, in the Register's Office for Davidson County, Tennessee. Kimberly Santiago, as Personal Representative of the Estate of Bernice Hirsch, executes this instruments for the purpose of conveying to the Grantee any interest in the subject property that the Estate may have.

This property is known as: **2901 Blair Boulevard, #B-4, Nashville, TN 37212**.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23rd day of July, 2019.

The Estate of Bernice Hirsch

By: Kimberly Santiago
Its: Personal Representative

Kimberly Santiago, individually

Keith C. Book, individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Kimberly Santiago**, individually, and in her capacity as Personal Representative of the Estate of Bernice Hirsch, Estate / Case # MC CH CV PB 18-227 in the Chancery Court for Montgomery County, Tennessee, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 23rd day of July, 2019.

Notary Public

My Commission Expires: 12-19-20

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Keith C. Book**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 23rd day of July, 2019.

Notary Public

My Commission Expires: 12-19-20

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020