Prepared By:
Shannon Hight

After Recording Return To:
125 Nogs Garden
Gallatin, Tennessee 37066

Karen Johnson Davidson County
Batch# 272844 DEEDQC
08/16/2019 03:16:28 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190816-0082433

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 16, 2019 THE GRANTOR(S),

- Peggy J Nichols, 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):

- Shannon B Hight, a single person, residing at 125 Nogs Garden, Gallatin, Sumner County, Tennessee 37066

the following described real estate, situated in Nashville, in the County of Davidson, 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.

Transferring deed of property to my daughter and no money has been exchanged.

Tax Parcel Number: 135 12 OD 149.00

Mail Tax Statements To:
Shannon B Hight
125 Nogs Garden
Gallatin, Tennessee 37066

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 08/16/2019

Peggy J Nichols

Peggy J Nichols
1149 Nashboro Blvd
Nashville, Tennessee, 37217

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 16th day of August, 2019, before me personally appeared Peggy J Nichols, 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.

JEREMY JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 5, 2021

Notary Public

Notary Public
Title (and Rank)

My commission expires 07/05/2021

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.

Affiant

Affiant's Name: PEGGY J. NICHOLS

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
16 **Day of** August, 2019.
Brandi Winn, **Deputy Register**

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

EXHIBIT A

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 149 of the Fairway Villas Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declarations of Covenants, Conditions and Restrictions for Fairway Villas Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws amended thereto; together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as sets forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such units.

Current Source of Title: # 20091104-0101911