THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Nestor Ilagan
4200 West End Ave #403
Nashville, TN 37205

Send Tax Bill to:
New Owner

Map-Parcel Number:
103-12-0A-026.00-CO

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 10 day of September, 2019.

Notary Public

My Commission Expires:
12/1/2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NESTOR ILAGAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **NESTOR ILAGAN AND OLIVIA D. ILAGAN, HUSBAND AND WIFE, AND GLEN EDWARD ILAGAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 4200 West Ed Avenue, 403, Nashville, TN 37205.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10th day of September, 2019.

Nestor Ilagan

Karen Johnson Davidson County
Batch# 284570 **DEEDQC**
09/12/2019 08:49:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190912-0092299

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nestor Ilagan,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of September, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A

Being Apartment No. 403, The Harding House, a Condominium of record in Book 4675, Page 60, Register's Office for Davidson County, Tennessee, to which plan is shown as Exhibit "A-1" to the Master Deed and By-Laws of record in Book 4759, Page 665, as amended in Book 4768, Page 818, Book 4979, Page 944, Book 5898, Page 767 and Book 5898, Page 769, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed Nestor Ilagan from Craig A. Clark, married, by Warranty Deed dated September 10, 2019 of record in Instrument No. 20190912-0092298, Register's Office for Davidson County, Tennessee.