Return to:

VYLLA, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024
FILE NO. 101-10144049

Karen Johnson Davidson County
Batch# 291506 DEEDQC
09/26/2019 08:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190926-0097778

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. 10 SE CENTRAL PKWY, STE 325, STUART FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BARRY BOWERS	BARRY BOWERS	135 12 0D 129.00
1129 NASHBORO BOULEVARD NASHVILLE, TN 37217	1129 NASHBORO BOULEVARD NASHVILLE, TN 37217	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BARRY BOWERS AND AMY BASTA, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **BARRY BOWERS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

That certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being certain Condominium Apartments in Davidson County, Tennessee, being Unit No. 129 of the Fairway Villa 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 Declaration of Covenants, Conditions and Restrictions for Fairway Villa 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 appended thereto of record in Instrument no. 20050701-0076406, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set 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.

This conveyance is subject to Covenants, Conditions, Restrictions, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and set forth in the Master Deed recorded in Book 4827, page 14, as supplemented by instruments recorded in Book 5469, page 840 and Book 7751, page 901; Subject to that portion of the property which lies within the right-of-way of Nashboro Boulevard as dedicated in Plat Book 4460, pages 149-151 (Nashboro Boulevard); Subject to all matters on plan of record in Plat Book 4860, page 73, as partially revised in Book 5200, page 444; Subject to Design Standards for Nashboro Village Tract 16, as of record in Instrument No. 20020510-0058083; Subject to all matters on plan of record in Instrument No. 20031124-0170642; Lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions; Subject to Storm water Detention Agreement of record in Instrument No. 20020827-0103640; Subject to the Fairway Villas Homeowners' Association, Inc. of record in Instrument No. 20051025-0128824; Register's Office for Davidson County, Tennessee.

BEING the same which Brandon Kiser, married joined by Leslee W. Kiser, wife by Deed dated March 20, 2008 and recorded May 23, 2008 in the County of Davidson, State of Tennessee in 20080523-0052853 conveyed unto Barry Bowers and Amy Basta as tenants in common with right of survivorship.

Property known as, 1129 NASHBORO BOULEVARD, NASHVILLE, TN 37217

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19 day of September, 2019.

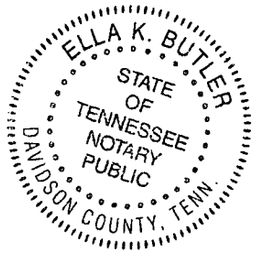
BARRY BOWERS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ella K. Butler of the state and county mentioned, personally appeared **BARRY BOWERS** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Ella K. Butler
Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 09/07/2020

Witness my hand this 21 day of September, 2019.

AMY BASTA

STATE OF ~~TENNESSEE~~ Maryland

COUNTY OF Anne Arundel

Before me, Michelle Williams of the state and county mentioned, personally appeared **AMY BASTA** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Michelle Williams
NOTARY PUBLIC
Howard County, Maryland
My Commission Expires 2/23/2022

Notary Public
Printed Name: Michelle Williams
My Commission Expires: 2/23/2022

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 19 day of September, 2019.

Ella K. Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
BARRY BOWERS
1129 NASHBORO BOULEVARD
NASHVILLE, TN 37217

Name and Address of property owner:
BARRY BOWERS
1129 NASHBORO BOULEVARD
NASHVILLE, TN 37217

True Copy Certification

I, Jeanetta Willis, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Texas

County of Collin

Personally appeared before me, [Carroll Owen], a notary public for this county and state, [Jeanetta Willis] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

CARROLL OWEN
Notary Public, State of Texas
Comm. Expires 02-21-2022
Notary ID 131459214