QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF November 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 322186 DEEDQC
11/27/2019 01:38:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191127-0122931

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marva L Coward	Same	
(NAME)	(NAME)	104-02-1D-206.00
3120B Long Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DONALD COWARD, JR, UNMARRIED ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARVA L. COWARD, UNMARRIED ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 206, AS SHOWN OF THE PLAT OF VILLAGES AT LONG MOULEVARD I, FILED AS EXHIBIT B-1 TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20071030-0136062, WHICH AMENDS INSTRUMENT NUMBER 20060627-00767772, AS AMENDED IN INSTRUMENT NUMBER 20061102-0136062, INSTRUMENT NUMBER 20070623-10074138, INSTRUMENT NUMBER 20070725-0088208, INSTRUMENT NUMBER 20071030-0128067, AND INSTRUMENT NUMBER 20081031-0108684, IN THE REGISTER'S OFFICE FOR DAVDSON COUNTY, TENNESSEE, TOGETHER WITH AND UNDIVIDED PERCENTAGE IN THE COMMON AREAS/ELEMENTS APPERTAIN TO SAID UNIT IS SET FORTH IN THE SAID DECLARATION, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DONALD COWARD, JR AND MARVA L. COWARD, HUSBAND AND WIFE BY WARRANTY DEED FROM BRANDON MCCAW, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20140624-0054916 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID DONALD COWARD, JR AND MARVA L. COWARD HAVING SINCE DIVIORCED ON APRIL 18, 2019 IN DOCKET NO. 75464 THE CIRCUIT COURT FOR RUTHERFORD COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **3120B Long Blvd, #206, Nashville, Tennessee 37203**

Witness our hands this the 7 day of October, 2019.

Donald Coward, Jr

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald Coward, Jr**, the within named bargainor, 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 the 7 day of October, 2019.

Notary Public
My Commission Expires:

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