This Instrument Prepared by:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 340463 DEEDQC
01/08/2020 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200108-0002890

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $.00

Affiant

Subscribed and sworn to before me this 8th day January, 2020.

J CARY IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

Address New Owners as Follows:
Robert A. Downing and wife,
Jeannie W. Downing
801 Blackberry Hill
Nashville, TN 37221

Send Tax Bills To:
New Owners

Map-Parcel No.
142-15 –A-19

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Elizabeth J. Downing, unmarried** does hereby quitclaim, transfer and convey all her right, title and interest which she may have in the hereinafter described property to **Robert A. Downing and wife, Jeannie W. Downing,** her heirs and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 19 on the Plan of the First Revised Bellevue Manor Condominium, a plat of which is of record in Book 5200, page 231, Register's Office for said County, to which reference hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.

BEING the same premises conveyed to United States Fidelity and Guaranty Company by deed from Frank A. North, Jr. of record in Book 6342, page 865, Register's Office for said County.

THIS CONVEYANCE is made subject to the provisions and requirements of Tennessee Horizontal Property Act, as set out in Sec. 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, convenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Bellevue Manor, of record in Book 5520, page 203, Register's Office for said County.

Being the same property conveyed to Robert A. Downing and wife, Jeannie W. Downing and Elizabeth J. Downing, unmarried by Warranty Deed from United States Fidelity and Guaranty Company of record at Book 6459, Pages 396-397, Register's Deed of Davidson County, Tennessee.

Property known as: **110 Bellevue Road, Apt 19 Nashville, TN 37221**

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

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 purposes 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, I have hereunto set my hand and signature on this the 8th day of January, 2020.

Elizabeth J. Downing

Elizabeth J. Downing

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of January, 2020, before me personally appeared **Elizabeth J. Downing,** to me known to be the person (s) described in and who executed the foregoing instrument and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 1-3-23

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)