Karen Johnson Davidson County
Batch# 340472 DEEDQC
01/08/2020 04:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200108-0002899

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35193-12-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 27th day of December, 2019. Notary Public My Commission Expires: October 2, 2020

STACY L. THOMAS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2020

QUITCLAIM DEED

Address New Owner: Hugh M. Hayden 106 St. Charles Place Nashville, TN 37212	Send Tax Bills To: Victorian Finance, LLC 2570 Boyce Plaza Rd. Pittsburgh, PA 15241	Tax Information: Map and Parcel No.: 104 06 0 K 106 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Andrea Ball, married ("Grantor"), does hereby quitclaim, transfer and convey unto Hugh M. Hayden, married ("Grantee"), his heirs and assigns of all her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 106 St. Charles Place, Nashville, TN, 37212.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January, 2020.

Andrea Ball

STATE OF California

COUNTY OF San Mateo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrea Ball, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2020.

AKSHAY SEHGAL
COMM. # 2238596
NOTARY PUBLIC-CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. APR. 19, 2022

Akshay S
Notary Public

My Commission Expires: April 19, 2022

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 106, together with the appurtenant interest in the common elements of St. Charles Place Condominium, a horizontal property regime established by Master Deed, of record in Book 6438, page 595, rerecorded in Book 6452, page 864, and amended in Book 6488, page 833, and Book 6539, page 893, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Hugh M. Hayden, unmarried and Andrea Ball, unmarried, tenants in common with right of survivorship, by deed dated July 30, 2013 from Jennifer Rood Hoover, married, fka Jennifer A. Rood of record in Instrument No. 20130813-0084699, Register's Office for Davidson County, Tennessee. Hugh M. Hayden and Andrea Ball having since married each other.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

