Karen Johnson Davidson County
Batch# 356762 DEEDQC
02/11/2020 02:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200211-0015681

QUITCLAIM DEED

Address of New Owner:
Ricky Earps
3031 Smith Springs Road
Antioch, TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
135-08-0-A
671.00 CO

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transaction is
$ -0-
Betty Earps
affiant
Subscribed and sworn to before me, this the _ day of February, 2020

Kellie Holloway
Notary Public
Commission Expires: 8/16/2020

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-16-2020

I, Betty Earps, do hereby quitclaim to Ricky Earps, his Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Unit No. 671 of Nashboro Village Nineteen Condominiums, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on plan of record in Book 5200, Page 80, said Register's Office, together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in said Master Deed and By-Laws which form a part thereof, including, without limitation, such Units undivided percentage interest in the land and common elements and its interest in any appurtenances, limited common elements.

Being the same property conveyed to Allen Earps and wife, Betty Earps, by deed being recorded in Instrument No. 2011114-0088868, said Register's Office.

The said Allen Earps having since died.

This is improved property known as: 671 Longhunter Court, Nashville, TN 37217

Witness my hand this the 11th day of February, 2020.

Betty Earps
Betty Earps

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Earps, 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 and official this 11th day of February, 2020.

Kellie Holloway
Notary Public

Commission expires: 8/16/2020

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-16-2020

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)