This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Robert Preston
2216 Nashboro Blvd
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 358731 DEEDQC
02/14/2020 11:25:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200214-0017204

MAP 135-12-0-B-105.00CO

QUITCLAIM DEED

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION.

FOR AND IN CONSIDERATION of no monetary consideration, **Robert Preston,** hereinafter called the "GRANTOR", has bargained and sold , and by these presents, does transfer and convey all right, title and interest that he may have in and to the following described real property unto **Robert Preston, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 105, as shown on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro-Fairway Pointe of record in Instrument No. 20020820-0100664, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Preston, a married man, as his sole property, by Deed dated November 4, 2004, from Mary Preston of record in Instrument No. 20050421-0044444 in the Register's Office for Davidson County, Tennessee.

This conveyance is made for the purpose of correcting Robert Preston to "unmarried".

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is improved property known as 2216 Nashboro Blvd., Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever 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 the 14th day of February, 2020.

Robert Preston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Preston, unmarried**, the 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 Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of February, 2020.

NOTARY PUBLIC
MyCommissionExpires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of February, 2020.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

CERTIFICATION
I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee; County of Davidson
On this 14th day of February, 2020, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Toni Rutgerson
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES MAY 26, 2020