30257-3A

Box 14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 363164 DEEDQC
02/26/2020 09:18:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200226-0021274

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2020.

Notary Public

My commission expires: 9/7/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Heather Townsend	**Citizens One Home Loans**	**114-11-0-A Parcel 020.00.co**
7470 Charlotte Pike #120	**PO Box 9242**	
Nashville, TN 37209	**Coppell, TX 75019-9279**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Heather Townsend, an unmarried woman, and Jonathan W. Messier, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Heather Townsend, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A 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. 120 of the West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Hills Condominiums, of record in Instrument No. 20001212-0122257, amended in Instrument No. 20020125-0010757, Instrument No. 20020125-0010758, Instrument No. 20020821-0101251, Instrument No. 20021021-0128687, Instrument No. 20040115-0006459, Instrument No. 20170223-0018186 and Instrument No. 20180206-0011883, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made for the Plat of Instrument No. 20020125-0010758, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Heather Townsend, an unmarried woman and Jonathan W. Messier, an unmarried man by Deed dated November 17, 2017 from Summer L. Graves, unmarried, of record in Instrument No. 20171120-0118631, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **7470 Charlotte Pike #120, Nashville, TN 37209**

Witness my/our hand(s) this 25th day of **February, 2020.**

Heather Townsend

Heather Townsend

Jonathan W. Messier

Jonathan W. Messier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heather Townsend and Jonathan W. Messier,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of **February, 2020.**

Jessica D. Puckett

Notary Public

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Nov. 8th, 2021