| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Sarah Elizabeth Arcos<br>410 Rosedale Avenue, #107<br>Nashville, Tennessee 37211 | Map/Parcel No. 092-16-0D-312.00-CO | Sarah Elizabeth Arcos<br>410 Rosedale Avenue, #107<br>Nashville, Tennessee 37211 |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (APG)<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOHN THOMAS ARCOS and JANET SUSAN LEONARDS, each an individual resident of the State of California (collectively, the "Grantor"), have bargained and sold, and by these presents transfer and convey to SARAH ELIZABETH ARCOS (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 1803 Broadway, #312, Nashville, Tennessee 37203.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

Karen Johnson Davidson County
Batch# 394127 **DEEDQC**
04/30/2020 11:47:25 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20200430-0045330

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant Janet S. Leonards

Subscribed and sworn to before me this 28th day of April, 2020.

**STEPHANIE G. COVINGTON**
Tennessee Notary Public
Online Notary Public
Davidson County, State Of Tennessee
My Commission Expires Jan 08, 2024

Notary Public

My Commission Expires:

4816-60

F3C3E9C9-F60F-4C9E-987C-A88A952458A8 --- 2020/04/28 06:15:54 -8:00 --- Remote Notary

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 28th day of April, 2020.

GRANTOR:

John Thomas Arcos

JOHN THOMAS ARCOS

Janet S. Leonards

JANET SUSAN LEONARDS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Stephanie G. Covington, the undersigned, a Notary Public in and for said County and State, the within named JOHN THOMAS ARCOS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of April, 2020.

Notary Public

My Commission Expires:
January 8, 2024

STEPHANIE G. COVINGTON
Tennessee Notary Public
Online Notary Public
Davidson County, State Of Tennessee
My Commission Expires Jan 08, 2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Stephanie G. Covington, the undersigned, a Notary Public in and for said County and State, the within named JANET SUSAN LEONARDS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of April, 2020.

Notary Public

My Commission Expires:
January 8, 2024

STEPHANIE G. COVINGTON
Tennessee Notary Public
Online Notary Public
Davidson County, State Of Tennessee
My Commission Expires Jan 08, 2024

F3C3E9C9-F60F-4C9E-987C-A88A952458A8 --- 2020/04/28 06:15:54 -8:00 --- Remote Notary

EXHIBIT A

Land in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 312 of The Bristol on Broadway, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Bristol at Broadway, a Condominium Development of record in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and as further amended in Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to John Thomas Arcos, Janet Susan Leonards and Sarah Elizabeth Arcos by Deed of record in Instrument No. 20150730-0075133, Register's Office for Davidson County, Tennessee.

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## Broadway QCD.pdf

| | |
|---|---|
| DocVerify ID: | F3C3E9C9-F60F-4C9E-987C-A88A952458A8 |
| Created: | April 28, 2020 06:15:54 -8:00 |
| Pages: | 3 |
| Remote Notary: | Yes / State: TN |

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**E-Signature Summary**

**E-Signature 1: Janet S. Leonards (JSL)**
April 28, 2020 11:10:08 -8:00 [0620F4D54E2C] [47.147.77.172]
janetleonards@yahoo.com (Principal) (Personally Known)

**E-Signature 2: John Thomas Arcos (jta)**
April 28, 2020 11:10:08 -8:00 [D903EAEF7148] [47.147.77.172]
jamarcos@yahoo.com (Principal) (Personally Known)

**E-Signature Notary: Stephanie Covington (Sgc)**
April 28, 2020 11:10:08 -8:00 [88A626320A61] [68.53.126.95]
sgcovington@bradley.com
I, Stephanie Covington, did witness the participants named above electronically sign this document.

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All visible electronic signatures contained in this document are symbolic representations of the persons signature, and not intended to be an accurate depiction of the persons actual signature as defined by various Acts and/or Laws.

Certificate of Authenticity

I, Henry Walker, 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 DAVIDSON

Personally appeared before me, ANN E. DEVOE-SUL, a notary public for this county and state, HENRY WALKER 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: Oct. 18, 2022.

Notary's Seal (If on paper)

