Karen Johnson Davidson County
Batch# 425671 DEEDQC
06/25/2020 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200625-0068547

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Keith Charles Follese Adrienne Follese Ryan Keith Follese 135 Holly Forest Nashville, TN 37221	Truist Bank 901 Semmes Ave. Richmond, VA 23224	142-08-0A-040.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ryan K. Follese, an unmarried individual,** by these presents does hereby quitclaim and convey unto **Keith Charles Follese and Adrienne Follese, Husband and Wife, and Ryan Keith Follese, an Unmarried Man, as joint tenants with rights of survivorship,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Being part of Coronada, a condominium, as shown on the plan of record in Plat Book 4860, Page 26, Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Unit No. 40 on said plan, being located at 135 Holly Forest, as established in the Master Deed and Bylaws 'establishing a Horizontal Property Regime with respect M the Coronada Condominium Association, Inc. of record in Book 4901, page 679 and Book 4901, page 702, respectively, Register's Office for Davidson County, Tennessee, Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and Bylaws, including without limitation such unit's undivided percentage interest in the common elements as described therein; and together with those limited common areas apprenant to Unit No. 40 contained with extensions of the side lines of said unit, as shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan K. Follese, an unmarried individual by Warranty deed from J Luann Floyd, an unmarried individual and Claire F Steinke and A Braden Floyd, III of record in Instrument No. 20130510-0047681 Register's Office for Davidson County, Tennessee, dated April 22, 2013 and recorded on May 10, 2013.

Being also known as 135 Holly Forest, Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
22nd day of June, 2020.

Julie Bailey
Affiant

My commission expires:

(Affix Seal)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-30-2023

Carmen Coats
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of June, 2020.

Ryan K. Follese

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan K. Follese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 5 day of June, 2020.

Notary Public

My Commission Expires: May 21, 2023

GREGORY DAVIS
Notary Public California
Los Angeles County
Commission # 2287883
My Comm. Expires May 21, 2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022