Karen Johnson Davidson County
Batch# 452392 DEEDQC
08/07/2020 10:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200807-0088056

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Karen Valiquette Jarid L. Smith 4204 Hillsboro Pike, #105 Nashville, Tennessee 37215	Same	Map 131-02-O-D Parcel 005.00CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KAREN VALIQUETTE ("Grantor") hereby quitclaims and conveys to KAREN VALIQUETTE and JARID L. SMITH, a married couple, as tenants by the entirety, their heirs and assigns, all her interest in the property in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 4204 Hillsboro Pike, #105, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor executed this instrument on this 27 day of July, 2020.

Karen Valiquette
KAREN VALIQUETTE

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, KAREN VALIQUETTE, the within named bargainor, 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, at office, as of this 27 day of JULY, 2020.

Notary Public

My Commission Expires: 03-08-2021

TIFFANY B. VINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Karen Valiquette
Affiant

Subscribed and sworn to before me, this 27 day of JULY, 2020.

Notary Public

My Commission Expires: 03-08-2021

TIFFANY B. VINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TIFFANY B. VINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 5 in Hillsboro Hall, Phase I, a private element horizontal property regime, described in Declaration of record in Book 11713, page 350, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lot, property, co-owners and tenants of Hillsboro Hall, Phase I, a private element horizontal property regime, contained in the Declaration and By-Laws appended thereto, recorded in Book 11713, page 356 and Instrument No. 200002020010655, and plat of record in Book 11700, page 45, said Register's Office, are incorporated herein by reference and made a part hereof as though copied herein verbatim. Said units also comprise Lots 60, 61 and 62, and a portion of 66. Hollywood Place, recorded in Book 547, pages 85-86, said Register's Office, and being Lot 1 and a portion of Lot 2 of record in Book 9700, page 786, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen Valiquette by Quitclaim Deed from John D. Valiquette, recorded March 11, 2014, in Instrument No. 20140311-0020303, Register's Office for Davidson County, Tennessee.

28672492.1

True Copy Certification

I, _Lucretia Albert_, 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.

Lucretia Albert
Signature

State of ___Tennessee_____

County of ___Davidson_____

Personally appeared before me. __Jennifer Thompson___, a notary public for this county and state, __Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer R Thompson
Notary's Signature

My Commission expires: 5/3/21

Notary's Seal (if on paper)

