Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 463124 DEEDQC
08/25/2020 09:36:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200825-0095930

QUITCLAIM DEED

ADDRESS NEW OWNER:
Anne Marie Tubbs
3205 Harpeth Springs Drive
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
Map
Parcel 141-06-0D-189.00-CO

For and in consideration of love and affection, **Colleen M. Papp** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Anne Marie Tubbs**, all of his/her/our rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 189 on the Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of established by Declaration of Covenants, Conditions and Restrictions for the Townhomes of Riverbridge, a horizontal property regime with private elements, of record in Instrument No. 20030205-0016032, Register's Office for said County.

Being the same property conveyed to Colleen M. Papp and Anne Marie Tubbs by Warranty Deed from John Patrick Connor, unmarried, of record in Instrument No. 20170428-0042011 Register's Office for Davidson County, Tennessee, dated April 27, 2017 and recorded on April 28, 2017.

This is improved property known as **3205 Harpeth Springs Drive, Nashville, TN 37221**. This property has never been the principal residence of the Grantor and is not a marital asset.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/our hand(s) this 17 day of August, 2020.

GRANTOR:

Colleen M Papp

Colleen M. Papp

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Colleen M. Papp** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of August, 2020.

Joy Lynn Crowley
NOTARY PUBLIC

My Commission Expires: 9-16-2023

JOY LYNN CROWLEY
Notary Public-State of Florida
Commission # GG 336601
My Commission Expires
September 16, 2023

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 18TH day of August, 2020.

NOTARY PUBLIC

My Commission Expires: JAN 8, 2024

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE