Karen Johnson Davidson County
Batch# 464165 DEEDQC
08/26/2020 09:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200826-0096597

Name and Address of New Owner:
Shaunte I. Garrett and Genice M. Wade
604 Flintlock Court, Unit 101
Nashville, TN 37217

Send Tax Bills To:
Shaunte I. Garrett and Genice M. Wade
604 Flintlock Court, Unit 101
Nashville, TN 37217

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122

TAX MAP & PARCEL:
135-16-0B-101.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shaunte I. Garrett, unmarried,** "the Grantor," convey and quitclaim unto **Shaunte I. Garrett, unmarried and Genice M. Wade, a single woman, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 101 of Woodbridge at Nashboro Village, a Horizontal Property Regime with Private Elements, 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 Declaration of Covenants and Restrictions establishing Woodbridge at Nashboro Village, a Horizontal Property Regime with Private Elements of record in Instrument Number 20021120-0143949, amended in Instrument Number 20030610-0080281, Instrument Number 20050520-0056888, 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 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 the Horizontal Property Regime Private Element Plat of Woodbridge at Nashboro Village, Nashboro Village, Tract 11 of record in Instrument Number 20021120-0143949, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Shaunte I. Garrett, unmarried by Warranty Deed from Daryl Hodgkinson, as Trustee of the Kristina Karen Edlund Revocable Trust under the Last Will and Testament of Kristina Karen Edlund, deceased of record in Instrument Number 20120912-0082629, Register's Office for Davidson County, Tennessee, dated September 06, 2012 and recorded on September 12, 2012

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Deed on August ~~14~~ 20th @, 2020.

Shaunte I. Garrett (SEAL)

Shaunte I. Garrett

STATE OF TENNESSEE)
)
COUNTY OF ~~WILSON~~ @ Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Shaunte I. Garrett**, the within named bargainor, 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 this ~~14~~ 20th @ th day of August, 2020.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My commission expires: 2/28/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this ~~14th~~ 20th day of August, 2020.

Notary Public
My commission expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022