THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
JUSTIN SOUTH
Wolfe, Jones, Wolfe, Hancock, Daniel & South, LLC
905 Bob Wallace Avenue
Huntsville, AL 35801
T: 256-534-2205 F:256-534-0854
File No. X20-2257

Karen Johnson Davidson County
Batch# 465601 DEEDQC
08/27/2020 02:49:35 PM 3 pgs
Fees: $18.00 Taxes: $441.41
20200827-0097491

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BRENDA M. MARIS, A SINGLE WOMAN,** hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **STEFANI A. MARIS, A SINGLE WOMAN**, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of DAVIDSON**, State of Tennessee, to-wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 102 OF BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF THE TEENNESSEE CODE ANNOTATED UNDER THE MASTER DEED ESTABLISHING BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT OF RECORD AS INSTRUMENT NO 20070503-0053313 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE PROVISIIONS 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 EASEMENT NOW OR HEREAFTER ESTABLISHED OVER THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDING THEREOF, SAID UNIT BEING DEPICTED ON EXHIBIT "C" TO SAID MASTER DEED, TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE SET FORTH IN EXHIBIT "D" TO SAID MASTER DEED AS AMENDED IN INSTRUMENT NO 20070629-0077729, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO STEFANI A. MARIS AND BRENDA M. MARIS BY WARRANTY DEED FROM MICHAEL D. RACKLEY, DATED MARCH 24, 2017, RECORDED APRIL 4, 2017 IN INSTRUMENT NO. 20170404-0032906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CONVEYANCE IS SUBJECT TO THOSE CERTAIN COVENANTS CONDITIONS & RESTRICTIONS AS SET OUT IN INSTRUMENT NO. 20170404-0032906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NO TITLE OPINION REQUESTED; NONE RENDERED.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

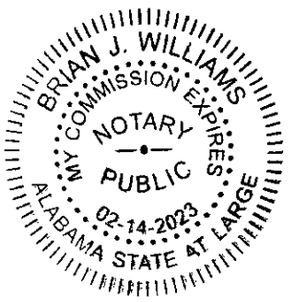
WITNESS Grantor's hand this 11th day of August, 2020.

Witness VINAI VONGSUBUN

Brenda M. Maris {SEAL}
BRENDA M. MARIS

STATE OF ALABAMA
COUNTY OF MADISON

On this the 11th day of August, 2020, before me, the undersigned officer duly commissioned and qualified, personally appeared **BRENDA M. MARIS**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as her free act and deed.



Notary Public
My Commission expires: 2-14-2023

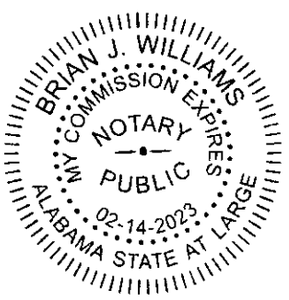
STATE OF ALABAMA
COUNTY OF MADISON

I, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $119,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____
VINAI VONGSUBUN

Subscribed and sworn to before me this 11th day of AUGUST, 2020.

Notary Public
My Commission expires: 2-14-2023



New owner &
Person or Agency responsible for taxes:
STEFANI A. MARIS
3000 VANDERBILT PLACE, UNIT 102
NASHVILLE, TN 37212

104 02 4 B 102.00