This Instrument Prepared By and Return To:	Name and Address of Property Owner and Mail Tax Bills to:	Property Address:
E. Carl Krausnick III GLANKLER BROWN, PLLC 6000 Poplar Ave. Suite 400 Memphis, Tennessee 38119	Sean Ashworth 5025 Hillsboro Road, Unit 17-H Nashville, Tennessee 37215	5025 Hillsboro Road, Unit 17-H Nashville, Tennessee 37215 **Map and Parcel #:** **131 01 0D 138.00**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **ROY P. ASHWORTH AND KIMBERLY A. ASHWORTH**, husband and wife (collectively, "***Grantor***"), for and in consideration of Ten and No/100 Dollars ($10.00), do hereby bargain, sell, remise, release, quit claim and convey unto **SEAN ASHWORTH** ("***Grantee***"), all of their right, title and interest in and to the following described real estate located in the County of Davidson, State of Tennessee, to-wit:

See attached Exhibit "A"

Being the same property conveyed to Grantor by Warranty Deed of record as Instrument No. 20130826-0089613 in the Register's Office of Davidson County, Tennessee. This conveyance is subject to restrictive covenants, building lines, easements and other matters of record, and is further subject to any unpaid city and/or county real estate taxes, the responsibility for which the Grantee assumes and agrees to pay by accepting delivery hereof.

[***Signature Page Immediately Follows***]

Karen Johnson Davidson County
Batch# 466293 DEEDQC
08/28/2020 12:47:01 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200828-0097922

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of this 24 day of August, 2020.

GRANTOR:

Roy P Ashworth

ROY P. ASHWORTH

Kimberly A Ashworth

KIMBERLY A. ASHWORTH

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Personally appeared before me, **ROY P. ASHWORTH**, to me known (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing document, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and Notarial Seal at office this 24th day of August, 2020.

My Commission Expires: 2/24/2021

Amy J Joll

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Amy J. Joll, Notary Public
Ohio Twp., Allegheny County
My Commission Expires Feb. 24, 2021

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Personally appeared before me, **KIMBERLY A. ASHWORTH**, to me known (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing document, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and Notarial Seal at office this 24th day of August, 2020.

My Commission Expires: 2/24/2021

Amy J Joll

Notary Public

Property Address:
5025 Hillsboro Road, Unit 17-H
Nashville, Tennessee 37215

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Amy J. Joll, Notary Public
Ohio Twp., Allegheny County
My Commission Expires Feb. 24, 2021

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

Roy P Ashworth
Affiant

Subscribed and sworn to before me this the 24th day of August, 2020.

Amy J Joll
Notary Public

My Commission Expires:
2/24/2021

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Amy J. Joll, Notary Public
Ohio Twp., Allegheny County
My Commission Expires Feb. 24, 2021

Property Owner and Party Responsible For Payment Of Real Property Taxes:
Sean M. Ashworth
5025 Hillsboro Road, Unit 17-H
Nashville, Tennessee 37215

Map and Parcel Identification Numbers:
131 01 0D 138.00

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 138 (A/K/A Unit 17H) as shown on the Plat of Georgetown Apartments, a condominium, of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro Homeowners Association as described in Master Deed and Bylaws of record in Book 5211, page 325, as amended in Book 5616, page 133 and Book 6079, page 516, said Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate description thereof.