QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 467278 DEEDQC
08/31/2020 03:22:38 PM 2 pgs
Fees: $12.00 Taxes: $0 00

20200831-0098774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August, 2020. Dana Delworth

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Ashley Robles	**Same**	126-12.11A 0.00
(NAME)	(NAME)	
320 Old Hickory Blvd. Apt. 602		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ASHLEY ROBLES AND JOSE M. ROBLES, BOTH UNMARRIED, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ASHLEY ROBLES, A SINGLE WOMAN ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO.602 ALSO KNOW AS UNIT 33, BUILDING NO. 6 ON PLAN OF SECTION 4, PHASE 1A, EAGLE RIDGE AT THE RESERVE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET. SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20011011-0110875, AS SUPPLEMENTED AND AMENDED BY SUPPLEMENT AND AMENDMENT NO. 9 TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20020417-00478470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF EAGLE RIDGE AT THE RESERVE CONDOMINIUMS AS SHOWN ON EXHIBIT "A" TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTI?CATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY ROBLES AND JOSE M. ROBLES, BOTH UNMARRIED, TENANT IN COMMON WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM MICHAEL KNEELAND OF RECORD IN INSTRUMENT NO. 20180125-0008039 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 19, 2018 AND RECORDED ON JANUARY 25, 2018. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $271,000.00.) BEING ALSO KNOWN AS 320 OLD HICKORY BOULEVARD APT #602 602 AKA UNIT 33 BUILDING 6 NASHVILLE, TENNESSEE 37221.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **320 Old Hickory Boulevard, Apt. 602, Nashville, Tennessee 37221**

Witness our hands this the 14 day of August, 2020.

JOSE M. ROBLES

STATE OF ~~TENNESSEE~~ New Jersey)
COUNTY OF ~~DAVIDSON~~ Passaic)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSE M. ROBLES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of August, 2020.

Notary Public

My Commission Expires:

JOSE A GONZALEZ
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50086530
MY COMMISSION EXPIRES JULY 19, 2023