Karen Johnson Davidson County
Batch# 488637 DEEDQC
10/02/2020 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201002-0114426

NOTE: THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. NO TITLE WORK WAS REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED.

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ -0.00-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY October, 2020.

NOTARY PUBLIC

My Commission Expires: 1/8/2024

FRANK S. PEELER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 08, 2024

THIS INSTRUMENT WAS PREPARED BY:
Ryan W. Pratt
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carl & Kelly Anderson 2619 Blakemore Avenue Nashville, TN 37212	Carl & Kelly Anderson 2619 Blakemore Avenue Nashville, TN 37212	104-7-0-A 2.00 CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, , **Carl A. Anderson ("Grantor"),** by these presents, does quitclaim, grant and convey unto, **Carl A. Anderson and wife, Kelly Anderson, (Grantees"),** its successors and/or assigns, all their interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Blakemore Square Condominiums, of Record in Book 6864, Page 237, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record in Book 5952, Page 125, said Register's Office, said plan being appended as Exhibit "A" to the Master Deed for Blakemore Square Condominiums, to which plan reference is hereby made for a more complete and accurate legal description thereof, said units being more particularly described by the Master Deed for Blakemore Square.

BEING the same property conveyed to Carl A. Anderson, by Warranty Deed from Sara E. Williams, unmarried and Douglas G. Williams, married, dated June 23, 2006, of record as Instrument No. 20060705-0079986, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

FOR INFORMATION PUROSES ONLY
Property Address: 2619 Blakemore Avenue, Nashville, TN 37212

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 2 day of October, 2020.

Carl A. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2 day of October, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Carl A. Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument as her free act and deed.

Witness my hand and official seal this 2 day of October, 2020.

Frank S. Peeler
Notary Public

My Commission Expires: 1/8/2024



I, the undersigned, 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.

ANNA FORDERHASE

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/8/2024

Notary Public

FRANK S. PEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JAN 08, 2024