Karen Johnson Davidson County
Batch# 511760 DEEDQC
11/09/2020 11:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201109-0131277

This Instrument Prepared with Information
Furnished by the Parties:
Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration is $0.00.

Affiant

Subscribed and sworn to before me this 5 day of November, 2020.

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

Notary
Commission Expires: _____

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC AND TAYLOR GRILLS, ESQ. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE NFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Nash, Charlotte Crandall Dickerson Hall, and Francis Craig Nash 4505 Harding Pike Unit 166 Nashville, Tennessee 37205	NEW OWNER	116-03-0B-166.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Craig Nash and Charlotte Crandall Dickerson Hall**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **Charlotte Crandall Dickerson Hall, a 50% undivided interest, Francis Craig Nash, a 25% undivided interest, and Michael Nash, a 25% undivided interest**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 166 on the Plan of Royal Oaks Apartment, a Condominium, of record in Book 5260, Page 45, Register's

Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, Page 972, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donia Craig Dickerson by Warranty deed from Sarah M. Dawson, unmarried of record in Book 9712, page 561, Register's Office for Davidson County, Tennessee, dated June 22, 1995 and recorded on June 26, 1995. (Value or consideration shown in aforementioned deed $112,500.00.)

The said Donia Craig Dickerson was deceased.

Being the same property conveyed to Craig Nash and Charlotte Crandall Dickerson Hall by Executor's Quitclaim deed from Estate of Donia Craig Dickerson of record in Instrument No. 20160115-0004507 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on January 15, 2016. (Value of consideration shown in aforementioned deed $0.00.) Craig Nash being one in the same as Francis Craig Nash.

Being also known as 4505 Harding Pike 166, Nashville, Tennessee 372052127.

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions and easements of record.

Whenever 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 Follows)

(Signature Page)

Witness my hand this 5 day of November, 2020.

Francis Craig Nash

Craig Nash a/k/a Francis Craig Nash

STATE OF Tennessee
COUNTY OF Wilson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Craig Nash a/k/a Francis Craig Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of November, 2020.

Notary Public
My Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

(Signature Page)

Witness my hand this 3 day of November, 2020.

Charlotte Crandall Dickerson Hall

Charlotte Crandall Dickerson Hall

STATE OF Florida
COUNTY OF Orange

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Charlotte Crandall Dickerson Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Identified with AZ Driver's License.

Witness my hand and official seal this 3 day of November, 2020.

JD Heffelin

Notary Public
My Commission Expires: 06/11/2023



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

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

Notary's Signature

My Commission Expires: 12/15/2021