Karen Johnson Davidson County
Batch# 525066 DEEDQC
12/07/2020 11:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201207-0141654

This Instrument Prepared by:
John W Bishop
Lenders Title Company
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 17 day of November, 2020.

Notary Public

commission expires 8-20-2023

Address New Owners as Follows:
Ania A. Hammar
2121 Cahal Ave
Nashville, TN 37206

Send Tax Bills To:
Same as New Owner

Map-Parcel No.
072-15-0B-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **Katherine M. Hammar, a single woman, (Grantor)** have bargained and sold and hereby quitclaim, transfer and convey all of my right, title and interest which I may have in the below described property to **Ania A. Hammar, a single woman, (Grantee)** her heirs, successors and assigns, forever, being that land located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1510-A, as specified on the Plat shown in the Master Deed, on the Plan of Eastwood Village, 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 for Eastwood Village, of record in Instrument No. 20071226-0147470, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Master Deed. Reference is hereby made to the plan of Eastwood Village, for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20071226-0147470, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ania A. Hammar, a single woman and Katherine M. Hammar, a single woman by Warranty deed from Frank Bryant of record as Instrument No. 20140717-0063303, Register's Office for Davidson County, Tennessee, and corrected by a Deed of Correction of record as Instrument No. 20141023-0097828, said Register's Office.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. 26-2-301, et seq., or other similar Tennessee law or statute.

Being improved property known as 2121 Cahal Ave, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 16th day of November, 2020.

Katherine M Hammar

Katherine M. Hammar

STATE OF Massachusetts

COUNTY OF Barnstable

Before me, the undersigned Notary Public, personally appeared Katherine M. Hammar who is known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 16th day of November, 2020.

My Commission Expires:

April 18 2025

NOTARY PUBLIC

CHRISTOPHER CRONIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 18, 2025

LTC File 20-000292-528

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY