Karen Johnson Davidson County
Batch# 529375 DEEDQC
12/10/2020 11:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201210-0144510

This Instrument Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Royal Oaks 72 West, LLC PMB #301 5133 Harding Pike, B-10 Nashville, TN 37205-2891	same	116030A06700CO 116030A00500CO

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Saundra Rucker Steele, Trustee of the Saundra Rucker Steele Revocable Living Trust Agreement dated August 11, 2014, the GRANTOR, has bargained and sold, and by these presents does quitclaim, transfer and convey to Royal Oaks 72 West, LLC, a Tennessee Limited Liability Company, GRANTEE, all of GRANTOR's right, title and interest in and to that certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:

Tract I: A Condominium Apartment in Davidson County, Tennessee, being Unit No. 72W of Royal Oaks Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, Page 189, Register's Office for said County, to which source reference is hereby made for more complete details of description.

Tract II: Land in Davidson County, Tennessee, being Parking Space 5 on the Plan of Royal Oaks Tower Condominium Apartments, of record in Book 4460, Page 189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Saundra Rucker Steele by Warranty deed from Virginia Haley, unmarried of record in Instrument No. 20130301-0020913 Register's Office for Davidson County, Tennessee, dated March 01, 2013 and recorded on March 01, 2013 and Affidavit of Scrivener's Error recorded on March 11, 2013 of record in Instrument No. 20130311-0024076.

Being the same property conveyed to Saundra Rucker Steele, Trustee, Saundra Rucker Steele Revocable Living Trust Agreement dated August 11, 2014 by Quitclaim deed from Saundra Rucker Steele of record in Instrument No. 20150728-0073981 Register's Office for Davidson County, Tennessee, dated July 21, 2015 and recorded on July 28, 2015.

Being also known as 4505 Harding Pike, Unit 72W, Nashville, Tennessee 37205.

Said property is conveyed subject to: The Plan, with Owner's Certificate, of record in Plat Book 4450, Page 189, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; the provisions of the condominium Master Deed of record in Book 4710, page 901 and Book 4798, page 813, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; and such other limitations, restrictions, and encumbrances as may affect the premises.

WITNESS the execution of this Deed by the undersigned as of this the 30th day of November, 2020.

GRANTOR:

Saundra Rucker Steele, Trustee, Saundra Rucker Steele Revocable Living Trust Agreement dated August 11, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Saundra Rucker Steele, Trustee, Saundra Rucker Steele Revocable Living Trust Agreement dated August 11, 2014, with whom I am personally acquainted (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.

November **WITNESS** my hand and seal, at office in Nashville, Tennessee, this the 30th day of ~~October~~, 2020.

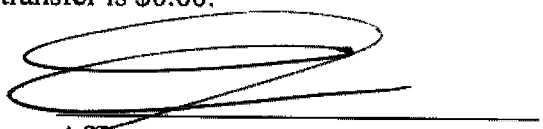
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

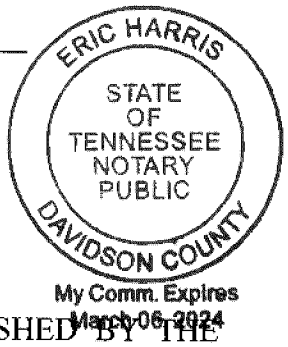


Affiant

Sworn to and subscribed before me this 30th day of November, 2020.



Notary Public



My Commission Expires: 3/6/24

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

