Karen Johnson Davidson County
Batch# 530001 DEEDQC
12/11/2020 09:12:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201211-0145247

QUITCLAIM DEED

AJ-QCD-20-7231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

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)
Jeannine Anne Morris, Jeanna Morris Payne, and Janet L. Grimes	**New Owner**	**172120D39500CO**
(NAME)	(NAME)	
7231 Althorp Way, #R-7		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JEANNINE ANNE MORRIS

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

JEANNINE ANNE MORRIS, JEANNA MORRIS PAYNE, AND JANET L. GRIMES, AS TENNANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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 R-7 AS SHOWN ON EXHIBIT B2 & B5 TO THE SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS, AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, ANNEXING ADDITIONAL PROPERTY TO THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME AND RESIDENTIAL NEIGHBORHOOD (SECTION TWO, THE TOWN CENTER HOMES) OF RECORD AS INSTRUMENT NO. 20050324-0032209, AS AMENDED AND SHOWN ON EXHIBIT A AND B-2 OF INSTRUMENT NO. 20050815-0096405, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING A PART OF THE SAME PROPERTY SHOWN ON THE PLAN OF SECTION 2, THE TOWN CENTER HOMES AT LENOX VILLAGE, OF RECORD AS INSTRUMENT NO. 20050322-0031182 IN SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JEANNINE ANNE MORRIS BY WARRANTY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20060509-0054378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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, and therefore Drafter does not accept liability for this instrument*****

This is **improved** property known as: 7231 Althorp Way, #R-7, Nashville, TN, 37211.

Witness my hand this the 4 day of December, 2020.

Jeannine Anne Morris

JEANNINE ANNE MORRIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **JEANNINE ANNE MORRIS**, 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 for the purposes therein contained.

Witness my hand and official seal, this the 4 day of December, 2020.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY