RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Ste 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 547676 DEEDQC
01/05/2021 03:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210105-0002051

File No.: TN1811003

QUITCLAIM DEED

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF Williamson

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

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF NOV, 2020

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Rd., Ste 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J. Foley 903 A Maynor Street, Nashville, TN 37216	Brian J. Foley 903 A Maynor Street, Nashville, TN 37216	072 02 0 002.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, being the desire of the parties to correct the chain of title by conveying Unit A which was erroneously included in the conveyance to the Grantors, herein by Instrument No. 20180904-0087121, the receipt of which is hereby acknowledged; the undersigned, **Karen Lavender and Robyn Morshead,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby quitclaim all their right, title and interest unto **Brian J. Foley,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and being all of Unit A, as shown on the Declaration of covenants, Conditions and Restrictions for 903 Maynor Avenue, a Horizontal Property Regime with Private Elements, as recorded in Instrument No. 20180816-0081372, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to Karen Lavender and Robyn Morshead by Warranty Deed from Ryan Paige, dated August 23, 2018, and recorded in Instrument No. 20180904-0087121 in the Office of the Davidson County Register of Deeds.

Being a part of that same property conveyed to Ryan Paige by Quit Claim Deed from Christen Paige, dated May 5, 2018 and recorded at Instrument No. 20180522-0048864, Register's Office for Davidson County, Tennessee. Part of property previously conveyed to Christen Paige by Quit Claim Deed from Ryan Paige, a married man, dated August 15, 2017 and recorded at Instrument No. 20170825-0087502, said Register's Office. Part of property previously conveyed to Ryan Paige, a married man by Warranty Deed from Henry L. Perry,

aka Henry Lee Perry and Phyllis W. Perry aka Phyllis Woods Perry, aka Phyllis Yvonne Woods, dated January 3, 2017 and recorded at Instrument No. 20170105001271, said Register's Office.

The address of the herein described property is believed to be 903 A. Maynor Street, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS MY HAND, this 25 DAY OF NOV., 2020

Karen Lavender

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, a Notary Public, **Karen Lavender**, 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 seal, this 25TH DAY OF November, 2020.

GLENN DOTEN
MY COMMISSION # GG 947225
EXPIRES: February 18, 2024
Bonded Thru Notary Public Underwriters

Notary Public

GLENN DOTEN
Printed Notary Name

My commission expires: Feb 18, 2024

State of Florida
County of PINELLAS
Sworn to (or affirmed) and subscribed before me by
means of ☒ physical presence OR ☐ online notarization
this 25th day of November, 2020,
by KAREN LAVENDER.

(Signature of Notary Public)

GLENN DOTEN
(Print Name of Notary Public)

Personally known ☐ OR produced identification ☒
Type of Identification Produced CA Driver's License

Robyn Morshead

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **Robyn Morshead**, 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 seal, this 25 DAY OF Nov, 2020.

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022