Returned TO:

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 558944 DEEDQC
01/22/2021 11:48:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210122-0009861

New Owner:	Send Tax Bills To:	Map & Parcel No:
Patricia Combs 165 Shadow Glen Drive Nashville, TN 37211	Patricia Combs 4815 Milner Drive Nashville, TN 37211	161-16-0A-033.00

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Patricia Louise Berry, nka Patricia Combs, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto Patricia Combs and Shaun Combs, wife and husband, the Grantees, their heirs and assigns forever, all of her rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 33 on the Plan of Townhomes of Shadow Glen as shown on the exhibit to the Declarations of Covenants, Conditions and Restrictions of record In Instrument No. 200403150029248, Surveyors Certificate of Correction recorded in Instrument Nos. 200403170030572, 200407200086706 and 200407200086707, Supplemental Declaration recorded in Instrument Nos. 200407130083179, 200410210126776, 200501180005927, 200503170029206, 200601240009112, 200510070121715, 200512070147464 and 200511070134921, Re-Recorded Supplemental Declaration recorded in instrument No. 200410250128065, Amended Restrictions recorded in instrument No. 200505200056887, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patricia Louise Berry, a single woman, by Warranty Deed from Robert St. Marie and Valerie St. Marie, husband and wife, of record in Instrument No. 20191209-0126579, Register's Office for Davidson County, Tennessee

Patricia Louise Berry and Patricia Combs are one and the same person.

This is improved property known as 165 Shadow Glen Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 21st day of January, 2021.

Patricia Combs

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Combs, fka Patricia Louise Berry, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of January, 2021.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10-2-2023

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 21st day of January, 2021.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10-2-2023