Karen Johnson Davidson County
Batch# 560183 DEEDQC
01/25/2021 10:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210125-0010474

QUITCLAIM DEED

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2021.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Preston Eggers	OWNER	Map 081-03-0-J Parcel 001.00co
2137 A 14th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Glen P. Eggers, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Preston Eggers, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit A of Homes at 2137 14th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2137 14th Avenue North of record in Instrument No. 20160210-0012823, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Preston Eggers, a single man, as to an undivided 99% interest, and Glen P. Eggers, a married man, as to an undivided 1% interest, as joint tenants with right of survivorship, by Deed dated March 8, 2017, from TBC Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170310-0023693, and further conveyed to Preston Eggers, a single man, by Quitclaim Deed dated July 1, 2017, from Preston Eggers, a single man, as to an undivided 99% interest, and Glen P. Eggers, a married man herein joined by his spouse, Yancine Eggers, as to an undivided 1% interest, as joint

tenants with right of survivorship, of record in Instrument No. 20190722-0071501, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed has been executed and delivered by Glen P. Eggers in order to correct or confirm the attempted conveyance of the above described property which was contained in a previous Quitclaim Deed dated July 1, 2017, recorded in Instrument No. 20190722-0071501, Register's Office of Davidson County, Tennessee. Said prior Quitclaim Deed contained a questionable Notary Acknowledgment.

The above referenced property is not now or ever has been the principal residence of the Grantor or the Grantor's spouse.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

This instrument has been prepared by the firm of Attorneys Title Company, Inc. based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

This is Improved (_x___) Unimproved (____) property, known as: **2137 A 14th Avenue North, Nashville, TN 37208**

Witness my/our hand(s) this 9th day of **January, 2021.**

Glen P. Eggers

STATE OF LOUISIANA)
PARISH OF East Baton Rouge)

Personally appeared before me, the undersigned, a Notary Public in and for said Parish and State, the within named **Glen P. Eggers,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Baton Rouge (city), Louisiana, this 9th day of **January, 2021.**

Notary Public

(seal)

SARAH LYNN PERDUE JONES NOTARY PUBLIC 131833 STATE OF LOUISIANA

My Commission Expires: Life Time

I, Sarah Lynn Perdue Jones, Notary Public of the State of Louisiana, Parish of East Baton Rouge, attest that the notary "seal" affixed to the attached Quitclaim Deed, is valid and official notary seal, authenticating this official act.

Signature of Notary Public

SARAH LYNN PERDUE JONES
NOTARY PUBLIC
131833
STATE OF LOUISIANA

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY