Return to:

KYLE LEONARD MARQUARDT
8953 SAWYER BROWN ROAD
NASHVILLE TN 37221

Send Tax Notices to:
KYLE LEONARD MARQUARDT
8953 SAWYER BROWN ROAD
NASHVILLE, TN 37221

FILE NO. FSS 015149

Karen Johnson Davidson County
Batch# 572225 DEEDQC
02/10/2021 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210210-0019131

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KYLE LEONARD MARQUARDT	KYLE LEONARD MARQUARDT	142090H00700CO
8953 SAWYER BROWN ROAD NASHVILLE, TN 37221	8953 SAWYER BROWN ROAD NASHVILLE, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KYLE LEONARD MARQUARDT, WHO ACQUIRED TITLE AS AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **KYLE LEONARD MARQUARDT, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A CERTAIN CONDOMINIUM BEING UNIT NO. 8953, TOGETHER WITH A CARPORT DESIGNATED NO. 8953-C, OF RIVER PLANTATION, PHASE I, SECTION IX, OF RECORD IN PLAT BOOK 7900, PAGE 97 AND 98, CORRECTED IN BOOK 8123, PAGE 692, A CONDOMINIUM DEVELOPMENT 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 MASTER DEED ESTABLISHING RIVER PLANTATION (SECTION NINE) OF RECORD IN BOOK 8061, PAGE 341, AMENDED IN BOOK 9326, PAGE 713 AND INSTRUMENT NO. 20041124-0140994, 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 OILIER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KYLE LEONARD MARQUARDT, AN UN MARRIED MAN, ON DEED DATED 09/27/2018 AND RECORDED ON 10/02/2018, AS INSTRUMENT NO. 20181002-0097868, AMONG THE REAL LAND RECORDS OF DAVIDSON COUNTY, TN.

Property known as, 8953 SAWYER BROWN ROAD, NASHVILLE, TN 37221

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2 day of FEBRUARY, 20 21.

KYLE LEONARD MARQUARDT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, CHERITA BROWN of the state and county mentioned, personally appeared **KYLE LEONARD MARQUARDT,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: CHERITA BROWN
My Commission Expires: 5/3/21

CHERITA BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2021
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn before me this the 2 day of FEBRUARY, 2021.

Notary Public
My commission expires: 5/3/21

CHERITA BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2021
DAVIDSON COUNTY