QUITCLAIM DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

AJ-QCD-21-441-D-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX S

Karen Johnson Davidson County
Batch# 577907 DEEDQC
02/24/2021 03:28:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210224-0023343

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)
Joseph Foster	**New Owner**	
(NAME)	(NAME)	**147030A05800CO**
43B Lutie St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, Maria Stepan, a single woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph Foster, a single man, hereinafter called the Grantee, his 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 No. D-12 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101 et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, page 725 as amended in Instrument #20050815-0096131, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, in the Register's Office for said county for a more complete identification and description of such unit.

Being the same property conveyed to Maria Stepan by Mary F. McGowan and Brandon Seth McGowan by Warranty Deed, of record in Instrument No. 20081001-0099289, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **441 Harding Place #D-12, Nashville, Tennessee 37211**.

Witness my hand this the 12 day of February, 2021.

MARIA STEPAN

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, **MARIA STEPAN**, 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 12 day of February, 2021.

Notary Public

My Commission Expires:

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023