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THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE PERFORMANCE OF A FORMAL TITLE SEARCH. THE INFORMATION USED IN PREPARATION OF THIS INSTRUMENT HAS BEEN PROVIDED BY THE RELEVANT PARTIES REFERENCED HEREIN.

This instrument is prepared by:
Esquire Title & Escrow, Inc.
I. Dyke Tatum Attorney at Law
30 Burton Hills Blvd | Suite 200
Nashville Tennessee 37215
T: (615) 665-1964

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant: _____

Subscribed and sworn to before me this 12 day of February 2021.

Notary Public: _____

My Commission Expires: 9-6-2022

TERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers:
I. Dyke Tatum, Trustee **30 Burton Hills Blvd** **Suite 200** **Nashville, TN 37215**	**Same**	**128120A01900CO**

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Kayla Jole** by these presents does hereby transfer and quitclaim and convey unto **I. Dyke Tatum, Trustee, with full power and authority to convey and/or encumber without joinder of any beneficiary**, his successors and assigns, all of her rights, title, and interest in and to the following described real property:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

This is Improved Property known as: **320 Old Hickory Boulevard, Unit No. 406, Nashville Tennessee 37221**

This conveyance is subject to all county property taxes, liens, encumbrances owed or outstanding on any parcel(s) referenced herein, all codes restrictions or requirements with the city, county, and state the parcel(s) is therein contained and subject to any and all existing easements and restrictions of record.

Karen Johnson Davidson County
Batch# 579201 **DEEDQC**
02/26/2021 09:38:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210226-0024434

WITNESS my hand this 5 day of FEBRUARY, 2021.

Kayla Jole
KAYLA JOLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5 day of FEBRUARY, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared, **Kayla Jole** the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be person whom executed the foregoing instrument, and that she also executed the within instrument for the purposes herein contained as her free act and deed.

Witness my hand this 5 day of FEBRUARY, 2021.

Shannon L Cutter
Notary Public

My Commission Expires: 03/08/2021

Exhibit "A"

LAND in Davidson County, Tennessee, being Unit No. 406, Building No. 19, on the Plan of Section 2, Phase 1A, on the Plan of EAGLE RIDGE AT THE RESERVE, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated §, and as established by a Master Deed and By-Laws, or record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment 1 to the Master Deed, of record in Instrument No. 20020215-0020370, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Kayla Jole, a married woman by deed from Vantage Pointe Properties, LLC. of record in Instrument No. 20200129-0010377, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions of the Tennessee " Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Eagle Ridge At The Reserve, of record in aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.