QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 580218 DEEDQC
03/01/2021 10:49:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210301-0025278

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February, 2021.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corp., 3310 West End Ave., Ste. 540, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP & PARCEL NUMBER:
Carolyn L. Colburn, Trustee of the Carolyn L. Colburn 2007 Declaration of Trust	**New Owner**	**MAP 105-01-0Q**
(Name) **1023 A Villa Place**	(Name)	**PARCEL 001.00-CO**
(Address) **Nashville, TN 37212**	(Address)	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Carolyn Colburn, unmarried,** hereinafter referred to as Grantor, hereby quitclaims to **Carolyn L. Colburn, Trustee of the Carolyn L. Colburn 2007 Declaration of Trust u/a/d December 28, 2007 and restated in full on September 18, 2018,** hereinafter referred to as Grantee, its heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

Land situated in Davidson County, Tennessee, Unit No. 1023A, on the Plan of 1023 Villa Place Residences, a Horizontal Property Regime with Private Elements, as established by and in Site Plan in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20150724-0072711, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carolyn Colburn, by Warranty Deed from James W. Brown, unmarried, and Maureen Doyle, unmarried, dated July 30, 2020 and recorded on July 31, 2020, in Instrument No. 20200731-0084757, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 1023 A Villa Place, Nashville, TN 37212

WITNESS Grantor's hand on this the 22 of February, 2021.

Carolyn Colburn

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, a Notary Public in and for said State and County, personally appeared Carolyn Colburn, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 22nd day of February, 2021.

NOTARY PUBLIC

My commission expires: 3/8/2021

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021