THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

_____
Affiant

Subscribed and sworn to before me, this 5th day of March, 2021.

_____
Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 589304 DEEDQC
03/11/2021 10:39:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210311-0032279

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rodney Stevenson and Tara Kalajian 320 Old Hickory Blvd #107 Nashville, TN 37221	New Owner	128-12-0A-003.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Rodney Stevenson, a married man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Rodney Stevenson and Tara Kalajian, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, Building No. 1, on the Plan of Section I, Phase IA, Eagle Ridge at the Reserve Condominiums Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws, of record In Instrument No. 20011011-0110875, Registers 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 MS aforementioned, said Register's Office of a more complete identification and description of such unit.

Being the same property conveyed to Rodney Stevenson, an unmarried man by Warranty deed from Timothy D. Tucker, Trustee, and Rebecca L. Tucker, Trustee of the Timothy D. Tucker Living Trust UAD August 6, 2001 of record in Instrument No. 20190913-0092644 Register's Office for Davidson County, Tennessee, dated September 04, 2019 and recorded on September 13, 2019.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2021.

Rodney Stevenson

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Rodney Stevenson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of March 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022