Karen Johnson Davidson County
Batch# 594477 DEEDQC
03/18/2021 09:23:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210318-0035849

Name and Address of New Owner:
Darleen & Shannon Lawrence
2407 8th Avenue South, Unit 309
Nashville, TN 37204

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 118021K30900CO

True Copy Certification

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Darleen Lawrence, a married woman** "the Grantor," convey and quitclaim unto, **Darleen Lawrence and Shannon Lawrence,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 309, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-D061466 of the Register's Office of Davidson County, Tennessee which is a unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. Said Unit is shown as part of Exhibit "B" to the Master Declaration of Eighth South Residences, a Residential Condominium and is a condominium form of ownership established in the manner provided by the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 101 et seq. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-use Condominium, the properly, owners and tenants and the plat filed as Exhibit "B" to said Master Declaration in said Register's Office are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Pamela Pilcher, unmarried, by Warranty Deed from Eighth South, LLC, recorded on September 11, 2017, of record in Instrument No. 20170911-0092835, Register's Office for Davidson County, TN.

Being the same property conveyed to Darleen Lawrence, a married woman by Warranty Deed from Pamela Pilcher, unmarried, recorded on 3/5/2021 and of record in Instrument No. 20210305-0029289, Register's Office for Davidson County, TN.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 16th day of March, 2021.

Darleen Lawrence (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Darleen Lawrence**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of March, 2021.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leah Moore
(Affiant)

Sworn to and subscribed before me this 16th day of March, 2021.

Notary Public
My commission expires: _____

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022

File # 2021-2235

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