Karen Johnson Davidson County
Batch# 596284 DEEDQC
03/22/2021 09:35:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210322-0037057

(Space above Line for Use by Recording Office)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

QUITCLAIM DEED

THIS INDENTURE made and entered into on this the 5th day of March, 2021, by and between STEPHANIE ANN QUALLS SPAIN, a married woman (herein referred to as "Grantor"), and DONALD E. QUALLS and wife, ANN F. QUALLS (herein referred to as "Grantees").

WITNESSETH: That the Grantor for and in consideration of the sum of Ten and no/100 Dollars to her cash in hand paid this day by the Grantees, and other good and valuable considerations, receipt of which is hereby acknowledged, has this day remised, released, quitclaimed and conveyed and does by these presents, remise, release, quitclaim and convey unto the Grantees all of the right, title, claim, interest and demand of the Grantor in and to that certain real estate lying and being situated in the County of Davidson, State of Tennessee, to-wit:

See legal description attached hereto as Exhibit "A"

SOURCE OF TITLE: Instrument No. 20060518-0058449, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters on the recorded plan, and applicable easements, Master Deed and by-laws of record.

New Owners' Names and Address:	Donald E. Qualls and Ann F. Qualls, 2604 Hickory Flats Trail, Huntsville, AL 35801
Responsible for Tax Payment:	Same.
Property Address:	116 31st Avenue North, #105, Nashville, TN 37203
Tax Map Parcel No.:	104-2-S-5C0

LANIER FORD
P.O. Box 2087
Huntsville, AL 35804

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on the day and year first above written.

Stephanie Ann Qualls Spain (SEAL)
STEPHANIE ANN QUALLS SPAIN

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County in said state, hereby certify that STEPHANIE ANN QUALLS SPAIN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under ~~my hand~~ and official seal on this the 5 day of March, 2021.

CYNTHIA J. WEBSTER NOTARY PUBLIC ALABAMA STATE AT LARGE

Cynthia J. Webster
Notary Public
My Commission Expires: MY COMMISSION EXPIRES 4/02/2022

STATE OF ALABAMA
COUNTY OF MADISON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Donald E. Spain
Affiant

CYNTHIA J. WEBSTER NOTARY PUBLIC ALABAMA STATE AT LARGE

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

Cynthia J. Webster
Notary Public
My Commission Expires: MY COMMISSION EXPIRES 4/02/2022

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER OF THIS INSTRUMENT WHO CONDUCTED NO TITLE EXAMINATION AND WHO ISSUED NO TITLE OPINION OR TITLE INSURANCE.

THIS INSTRUMENT PREPARED BY:
Elizabeth W. Abel, Esq.
LANIER FORD SHAVER & PAYNE, P.C.
2101 West Clinton Ave., Ste. 102
Huntsville, Alabama 35805
(256) 535-1100

EXHIBIT "A"

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 105, together with Parking Space No. 12, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office of Davidson County, Tennessee,, as Instrument No. 200002030011406, including without limitation by By-Laws appended thereto, as Exhibit "C", said Register's Office, 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 plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of such Unit and Parking Space.