Karen Johnson Davidson County
Batch# 613855 DEEDQC
04/13/2021 10:32:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210413-0048971

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Michael E. Cardoza	(NAME) Wells Fargo	117-11-OJ-315.00-C
(STREET ADDRESS) 2025 Woodmont Blvd., Apt. 315	P.O Box 14538	
(CITY) (STATE) (ZIP) Nashville, TN 37215	(CITY) (STATE) (ZIP) Des Moines, IA 50306-3538	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **JENNIFER E. CARDOZA, AN UNMARRIED WOMAN,** Grantor, does hereby quitclaim and convey unto **MICHAEL E. CARDOZA, AN UNMARRIED MAN**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

Being Unit No. 315, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a Horizontal Property Regime, established by Master Deed of record in Instrument Number 20040209-0015685 and re-recorded in Instrument Number 20040212-0017074 and amended in Instrument Number 20050404-0036415 and Instrument Number 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Jennifer E. Cardoza, an unmarried woman and Michael E. Cardoza, an unmarried man as tenants in common with rights of survivorship by Deed of record in Instrument # 20190416-0034518, Register's Office for Davidson County, Tennessee

The property address is: 2025 Woodmont Blvd, Apartment 315, Nashville, TN 37215

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 8th day of April, 2021.

NATISHA ELAINE KEMPER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

My commission expires: 8-20-24
(Affix Seal)

Notary Public

Witness my hand this 8th day of April, 2021.

Jennifer E. Cardoza
Jennifer E. Cardoza

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of April, 2021, before me personally appeared Jennifer E. Cardoza, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 8th day of April, 2021.

Natisha Kemper
Notary Public

8-20-24
My Commission Expires:

