Karen Johnson Davidson County
Batch# 647171 DEEDQC
06/01/2021 02:08:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210601-0073228

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -$0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS May 27, 2021

Notary Public

COMMISSION EXPIRES: 3/2/2025

(AFFIX SEAL)

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Erika Foushee, an unmarried woman	Erika Foushee, an unmarried woman	162 12 0B 058.00
(Name) 1345 Bell Road #418 Antioch, TN 37013	1345 Bell Road #418 Antioch, TN 37013	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Erika Foushee, unmarried woman, hereinafter referred to as Grantor(s), hereby quitclaim to Erika Foushee, an unmarried woman and Janice B. Foushee, an unmarried woman, joint tenants with rights of survivorship, their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Being Unit 18B, on the Plan of Villas at Belle Parke, Phase II, a horizontal property regime as established in the Master Deed and By Laws establishing the Horizontal Property Regime of Villas of Belle Parke of record in Instrument No. 20020911-0110959 and as amended in Instrument No. 20021025-0130922, Instrument No. 20030515-0066792 and Instrument No. 20040218-0018915, Registers Office for Davidson County, Tennessee and an undivided interest in the general and limited common elements appurtenant thereto and as shown on the Plan of Villas at Belle Parke, Phase II, of record in an Exhibit to the Amended Master Deed and By Laws of record in Instrument Number 20040218-0018915, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Erika Foushee, a single woman by Warranty Deed from Opendoor Property Trust 1, a Delaware statutory trust, of record in Instrument No. 20210511-0063389, in the Register's Office of Davidson County, Tennessee, dated May 6, 2021 and recorded on May, 11, 2021.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **1345 Bell Road # 418, Antioch, TN 37013.**

This is improved property known as: **1345 Bell Road # 418, Antioch, TN 37013.**

IN WITNESS WHEREOF, the said Erika Foushee has hereunto set her signature, on this, the 7th of May, 2021.

Erika Foushee

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal, this the 7th day of May, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY UPHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

BRANDON WESLEY UPHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY