THIS INSTRUMENT PREPARED BY:

MIKE J. URQUHART
ATTORNEY AT LAW
20 ACADEMY PLACE
NASHVILLE, TENNESSEE 37215

QUITCLAIM DEED

FROM: **BARBARA BANNIZA**, unmarried

TO: **TELISA BANNIZA**, unmarried

Karen Johnson Davidson County
Batch# 650028 **DEEDQC**
06/04/2021 02:07:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210604-0075345

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

The actual consideration or value, whichever is greater, for this transfer is $10.00.

TELISA BANNIZA

Subscribed and sworn to before me this the 24 day of May, 2021.

NOTARY PUBLIC

JULIA M. PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-7-2024

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Telisa Banniza 4954 Edmondson Pike, Unit R-14 Nashville, TN 37211	Same	147 07 0A 014.00

FOR AND IN CONSIDERATION of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **BARBARA A. BANNIZA,** unmarried, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **TELISA BANNIZA**, unmarried, hereinafter called Grantee, her heirs and assigns, all of my right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **LAND** in Davidson County, Tennessee, being Unit No. 14 on the Site Plan Phase II, Woodlea Place Townhomes, of record in Plat Book 9700, Page 52, Register's Office for said County, to which said plan reference is hereby made for a more complete description.

BEING the same property conveyed to Barbara A. Banniza by warranty deed from Radnor Homes Inc., of record in Book 10619, Page 679, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all existing restrictions and easements of record including, but not limited to, Restrictions in Book 1850, Page 566, amended in Book 4750, Page 536, Declaration in Book 5197, Page 544; By-laws in Book 5197, Page 585, Easement in Book 3255, Page 532; Rules & Regulations in Book 6636, Page 970; Conveyance in Book 5201, Page 958; Agreement in Book 10010, Page 45; Plans in Book 1629, Page 117, Book 4675, Page 66, Book 5050, Page 101 and all matters shown on the plan of record.

IN WITNESS WHEREOF, the undersigned has executed this instrument this the 24 day of May, 2021.

"GRANTOR"

Barbara A Banniza by Telisa Banniza POA

BARBARA A. BANNIZA
BY TELISA BANNIZA AS POWER OF ATTORNEY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public, in and for said County and State, the within named **Telisa Banniza as Power of Attorney for Barbara A. Banniza** (Grantor), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this, the 24 day of May, 2021.

Julia M. Prince

NOTARY PUBLIC

JULIA M. PRINCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/7/2024.