Karen Johnson Davidson County
Batch# 651504 DEEDQC
06/08/2021 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210608-0076673

This Instrument Prepared By:

Will Brown
GULLETT SANFORD ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Transfer is exempt under T.C.A. 67-4-409 (a)(3)(E).

AFFIANT

Subscribed and sworn to before me, this 4th day of June, 2021.

Notary Public

My Commission Expires: 10-17-2023

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Todd Martin Squier 3737 West End Avenue, #101 Nashville, TN 37205	SAME	104090J10100CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **MARY MCDOWELL HOSKINS, UNMARRIED,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is

hereby acknowledged, and in accordance with the terms and conditions contained within the Separation Agreement under Case No. 20-CI-1695, Commonwealth of Kentucky, Fayette Circuit Family Court, Sixth Division, hereby releases, remises, quitclaims and gives unto **TODD MARTIN SQUIER, UNMARRIED,** all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

A condominium in Davidson County, Tennessee, being Unit No. 101 of the Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123); herein referred to as the "Act') and the provision of the Master Deed for the Westbury Condominiums of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 6819, page 239, Register's Office for Davidson County, with amendments thereto being of record in Book 6896, page 662; Book 6958, page 220 and in Instrument No. 200006060055942, and Instrument No. 20140717-0064599, Register's Office for Davidson County, Tennessee, (collectively the "Master Deed") to which Master Deed reference is here made for a more complete and accurate description of said unit.

Together with the undivided percentage interest in the common elements (as defined to the Master Deed) appertaining to said unit and all other rights, powers, privileges and interest appertaining to said unit pursuant to the Master Deed.

Together with Allocated Parking Space No. 12 and Reserved Space No. S-13, which are hereby allocated to the aforesaid unit as inseparable appurtenances thereto as provided in the Master Deed.

Being the same property conveyed to Mary McDowell Hoskins and George A. Hoskins and wife, Alyce B. Hoskins by deed from Donald S. Hurwitz, III and wife, Tammy B. Hurwitz, of record in Instrument No. 20031105-0162369, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Instrument No. 20070111-0004512, George A. Hoskins and wife, Alyce B. Hoskins conveyed all right, title and interest in subject property to Mary McDowell Hoskins.

This is improved property known as 3737 West End Avenue, #101, Nashville, TN 37205

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

202106080076673

WITNESS my hand this 13th day of May, 2021.

Mary McDowell Hoskins

STATE OF ~~KENTUCKY~~ North Carolina)
COUNTY OF ~~FAYETTE~~ Mecklenburg)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY MCDOWELL HOSKINS,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of May, 2021.

Notary Public

My Commission Expires: 6-27-2021

ANDREW HILL
Notary Public
Cabarrus County
NORTH CAROLINA

835151.1/200736

True Copy Certification

I, William G. Brown, 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 TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, William G. Brown 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: 10/17/2023

Notary's Seal

