**Name and Address of New Owner:**
Martha Ross
1528B Arthur Ave
Nashville, TN 37208

**Send Tax Statements To:**
Martha Ross

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21020409

**Map and Parcel:** 081 12 3B 002.00

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

# QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Ross, a single man,** hereinafter called the GRANTOR has bargained and sold, and by these presents does transfer and convey unto **Martha Ross, a single woman,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, and being all of Unit No. 1528B, according to Exhibit "C" in the Master Declaration of Covenants, Conditions and Restrictions for Arthur Avenue Townhomes, a Horizontal Property Regime With Private Elements of same appearing of record in Instrument No. 20160826-0089296, in the Register's Office of Davidson County, Tennessee, to which Master Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more accurate and complete description of said unit.**

**Being the same property conveyed to Martha Ross and Andrew Ross, wife and husband, by Warranty Deed filed for record on February 14, 2018 in Instrument No. 20180214-0014531, of the Register's Office of Davidson County, Tennessee.**

This is improved property known as: 1528B Arthur Ave, Nashville, TN 37208

Karen Johnson Davidson County
Batch# 656919 DEEDQC
06/15/2021 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210615-0080528

WITNESS my hand this 11th day of June, 2021.

Andrew Ross

State of Tennessee

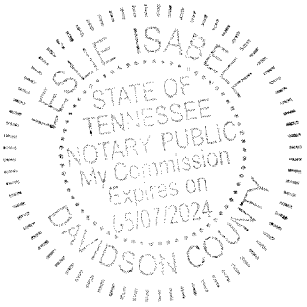
County of Davidson

Personally appeared before me, Andrew Ross with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of June, 2021.

Leslie Isabell

Notary Public
My Commission Expires: 5/7/2024




**AFFIDAVIT**

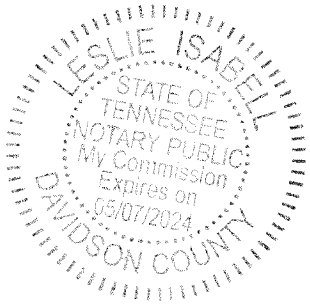
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this 9th day of March, 2021.

Leslie Isabell

Notary Public
My Commission Expires: 5/7/2024



# True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally, appeared before me, Bridgette N. Anderson, a notary public for this county and state, Lynn Vaught 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: 03/15/2025

