QUITCLAIM DEED	Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.
Karen Johnson Davidson County Batch# 661614 DEEDQC 06/22/2021 11:30:43 AM 3 pgs Fees: $17.00 Taxes: $0.00 20210622-0084028	

THIS INSTRUMENT WAS PREPARED BY: Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201		
Address of New Owners **Steven D. Blair, Brenda E. Kirk and Carla T Colston** **P.O. Box 344** **Whites Creek, TN 37189**	**Send Tax Bills To** **Steven D. Blair, Brenda E. Kirk and Carla T Colston** **P.O. Box 344** **Whites Creek, TN 37189**	**Map-Parcel No.** **081-06-0-201.00** **108-10-0A-404.00**

THIS INDENTURE, Made the 21 day of June, 2021, between **Thomas L. Blair** as party or parties of the first part, hereinafter called Grantor, and **Steven D. Blair, Brenda E. kirk and Carla T. Colston** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of their rights, titles and interests in said property, with respect to all of Grantors' titles, interests, claims or demands which the Grantors have or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

See Exhibit A

These properties are commonly known as 2009 26th Ave North, Nashville Tennessee 37208 and 2020 Beech Ave, Unit D-2, Nashville, Tennessee 37204.

IN WITNESS WHEREOF, the Grantor have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Thomas L. Blair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

CHUKWUDI ECHETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: May 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Thomas L. Blair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 21 day of June, 2021.

Notary Public
My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

Tract 1: 2009 A 26th Ave North, Nashville, Tennessee 37208

Being Lot No. 13 on the Plan of Cumberland Gardens, Section Four, of record in Plat Book 3106 at page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas L. Blair, unmarried, by quitclaim deed from Rosa M. Moore, unmarried, of record in Instrument #20040412-0041034, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all indebtedness on said property.

This is improved property known as: 2009 A 26th Avenue North, Nashville, TN. 37208.

Tract 2: 2020 Beech Ave, Unit D-2, Nashville, Tennessee 37201

BEING a certain condominium Apartment in Davidson County, Tennessee, being Unit No. D-2 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, and amended in Book 11680, page 193, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, Page 284, and amended in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Thomas L. Blair, individual, by Warranty Deed from Cabana, LLC, a Tennessee limited liability company, of record in Book 11764, Page 817, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2020 Beech Avenue, Unit D-2, Nashville, Tennessee 37204.