RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 673605 DEEDQC
07/08/2021 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210708-0092495

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 THE 29 DAY OF June, 2021.

NOTARY PUBLIC

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Joshua Smallbone 1208 A Keller Avenue Nashville, TN 37216	Same as New Owner	82-15-A-21.00 CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **David T. Smallbone, joined by his spouse, Helen Smallbone,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **David Joshua Smallbone, a single man,** his heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 209 and Parking Space 94 Upper, 5TH AND MAIN Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827 and 20120409-0030284, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to David Joshua Smallbone, a single man and David T. Smallbone, married, by Quitclaim Deed from Vth 5th and Main, LLC, dated 4/27/2012 and appearing of record at Instrument No. 20120502-0037723, Register's Office for Davidson County, Tennessee.

WITNESS OUR HAND, this 21st day of June, 2021.

DAVID T. SMALLBONE

Helen Smallbone
HELEN SMALLBONE

ERIC OLSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ERIC OLSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named DAVID T. SMALLBONE, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 21st day of June, 2021.

Notary Public

My commission expires: 10/30/2022

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named HELEN SMALLBONE, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 21st day of June, 2021.

Notary Public

My commission expires 10/30/2022

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 21, 2021.

Date

Affiant Signature

7-8-21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025