Name and Address of New Owner:
Bailey Ann Wind
732 J Old Hickory Boulevard
Nashville, TN 37209

Send Tax Bills To:
Bailey Ann Wind
732 J Old Hickory Boulevard
Nashville, TN 37209

This Instrument Prepared By:
Ginger Weber
Blueprint Title TN
150 4th Avenue North
20th Floor
Nashville, TN 37219

Map & Parcel No: 114040A04800CO

Karen Johnson Davidson County
Batch# 684634 DEEDQC
07/27/2021 01:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210727-0100899

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert K. Wind, a married man,** "the Grantor," convey and quitclaim unto **Bailey Ann Wind, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 732J of 730 Boulevard West, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 Boulevard West, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Numbers 20180806-0076818 and 20180806-0076995, as amended in Instrument Number 20190306-0020566 and 20190516-0046335, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Bailey Ann Wind, an Unmarried Woman, and Robert K. Wind, a Married Man with tenants in common with right of survivorship by Deed dated July 26, 2019 from VT Enterprises, GP, a Tennessee General Partnership, recorded July 30, 2019, in Instrument Number 20190730-0074784, in the Official Records of Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

202107270100899

The subject property has not been used as a residence by the Grantor and is not subject to any marital rights of the spouse of the Grantor.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8th day of July, 2021.

R. Robert K Wind (SEAL)
Robert K. Wind

STATE OF New York)
)
COUNTY OF Schenectady)

Personally appeared before me, a Notary Public in and for said State and County, **Robert K. Wind**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of July, 2021.

MARGARET R. M. EGAN
Notary Public, State of New York
Qualified in Albany County
No. 4939031
Commission Expires 7/25/2022

Margaret M. Egan
Notary Public
My commission expires: 7/25/2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$10.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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

Notary Public
My commission expires: 4-23-2025

File # 2021-6285-TN

Property Address: 732 J Old Hickory Boulevard, Nashville, TN 37209

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 July 26, 2021.

Steve Berneman

Date: 26th day of July, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 26th day of July, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2021-6285-TN