Karen Johnson Davidson County
Batch# 690579 DEEDQC
08/04/2021 02:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210804-0104962

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is: $0.00

Andreka Driver
ANDREKA DRIVER, AFFIANT

Subscribed and sworn to before me, this 2ND day of August 2021.

Shanae McFerrin
NOTARY PUBLIC
My Commission Expires: 5/5/2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Darren McWilliams 301 Nashboro Greens Way Nashville, TN 37217	New Owner	Map & Parcel No.: 135110C07200CO

PURSUANT TO AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **ANDREKA L. DRIVER,** a married woman whose spouse has no interest, by these presents do transfer, quitclaim, and convey unto **DARREN MCWILLIAMS**, a single man, his heirs, successors, and assigns, one-half (1/2) of my right, title and interest in and to a certain tract or parcel of land in the County of Davidson State of Tennessee, identified below:

This is improved property known as 301 Nashboro Greens Way, Nashville, Tennessee 37217, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 229, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village – Tract 18, Phase Two, a condominium development, of record in Instrument No. 20010423-0039877, revising Book 9700, Page 968; and as described in the Declaration of Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 11703, Page 581; Instrument No. 20000627-0063887; Instrument No. 20001031-0108075; Instrument No. 20021211-0152723; and Instrument No. 20070118-0007533, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheila D. Ruiz, a married woman, by deed from Greenvale Construction, LLC, a limited liability company, dated July 1, 2005, recorded September 12, 2005, of record in Instrument No. 20050912-0109399, Register's Office for Davidson County, Tennessee.

Further conveyed to Bank of America, National Association as successor by merger to LaSalle Bank National Association AS TRUSTEE FOR Luminent 2005-1 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated April 7, 2009, recorded May 14, 2009, of record in Instrument No. 20090514-0044393, Register's Office for Davidson County, Tennessee.

The previous and last conveyance being a Special Warranty Deed from Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for Luminent 2005-1, to Andreka Smith, of record in Instrument No. 20091217-0114967 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 301 Nashboro Greens Way, Nashville, TN 37217.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 2ND day of August 2021.

Andreka L. Driver

Andreka L. Driver, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **ANDREKA L. DRIVER**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2ND day of August 2021.

Shanae McFerrin

Notary Public

My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Tennessee Certification of Electronic Document

I, Jackson Bond, 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 July 27, 2021 (date of document).

Affiant Signature

07/27/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/02/2023

NOTARY'S SEAL

