This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 691524 DEEDQC
08/05/2021 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210805-0105631

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 3 day of August, 2021

Notary Public
My Commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Brenda Ramsey
3030 Ned Shelton Road #120
Nashville, TN 37217

SEND TAX BILLS TO:
Property Owner

TAX ID: 135-8-B-Parcel 11

QUITCLAIM DEED

21NT01993

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Brenda Ramsey N/K/A Brenda Joyce North

By these presents do remise, release and **QUITCLAIM** unto

Brenda Joyce North and Shelly Dionne Ramsey, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 120 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown as Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument #20040210-0016203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Bayview Venture, LLC, of record in Instrument #20041206-0145106, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year of 2021, a lien, but not yet due and payable.

Covenants, Conditions and Restrictions of record as Instrument #20040210-0016203, Register's Office for Davidson County, Tennessee., but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Lake Ridge Village Townhouse Corporation of record as Instrument #20040210-0016209, Register's Office for Davidson County, Tennessee.

Charter of Lake Ridge Property Owners Association of record as Instrument #19991207-0300667, Register's Office for Davidson County, Tennessee.

Special assessments contained in the Declaration of Covenants, Conditions and

Restrictions. Subject to rights of others in and to the common areas/elements.

All matters on the Plan of Lake Ridge Village of record as Instrument #20040210-0016203, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

NO TITLE OPINION REQUESTED, NONE RENDERED.

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

Witness my hand this the 3 day of August 2021.

Brenda Ramsey N/K/A Brenda Joyce North

Brenda Ramsey N/K/A Brenda Joyce North

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brenda Ramsey N/K/A Brenda Joyce North,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 3 day of August, 2021.

Notary Public
My Commission expires:

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 08-03-2021 (date of document).

Affiant Signature

08-04-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 04 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

