Karen Johnson Davidson County
Batch# 694174 DEEDQC
08/10/2021 03:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210810-0107945

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-163862-NBKC

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 142-07-0E-208-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 29 day of March, 20 21, by and between **Meagan Curran F/K/A Meagan Bass, a married woman who acquired title as single, joined in execution by her spouse Mitchell Curran,** a mailing address of 7245 70 Unit 208, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Meagan Curran and Mitchell Curran, wife and husband,** a mailing address of 7245 70 Unit 208, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 7245 70 Unit 208, Nashville, TN 37221

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20161221-0134350, recorded on 12/21/2016 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Meagan Curran F/K/A Meagan Bass

Meagan Curran F/K/A Meagan Bass

Mitchell Curran

Mitchell Curran

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Meagan Curran F/K/A Meagan Bass and Mitchell Curran, the within named 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 seal, at office in Nash., TN, this 29 day of March, 20 21.

Gloria M Jackson

Notary Public
My Commission expires: 3-3-2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tenn.
COUNTY OF Davidson

Sworn to before me this 29 day of March, 20 21.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-3-2025

Name and address for person(s) responsible for taxes:

Meagan Curran and Mitchell Curran
7245 70 Unit 208
Nashville, TN 37221

Name and address of property owner:

Meagan Curran and Mitchell Curran
7245 70 Unit 208
Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

\THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

UNIT 208, BELLE GLEN CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 11127, PAGE 361 AND AMENDED IN BOOK 11156, PAGE 478, BOOK 11186, PAGE 935 AND, BOOK 11210, PAGE 184, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SHOWN ON SAID MASTER DEED.

SUBJECT TO:

1. DAVIDSON COUNTY PROPERTY TAXES FOR SUBSEQUENT YEARS ARE A LIEN BUT ARE NOT YET DUE AND PAYABLE.

2. ALL MATTERS ON THE PLAN OF RECORD IN PLAT BOOK 8250, PAGE 929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

3. CONVEYANCE OF THE COMMON AREA TO BELLE GLEN CONDOMINIUMS HOMEOWNER'S ASSOCIATION, INC., OF RECORD IN INSTRUMENT NO. 20041230-0155029, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4. CHARTER FOR HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 11163, PAGE 12, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

5. MASTER DEED OF RECORD IN BOOK 11127, PAGE 361, AS AMENDED IN BOOK 11156, PAGE 478, BOOK 11186, PAGE 935, AND BOOK 11210, PAGE 184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

6. EASEMENT AGREEMENT AS CONTAINED IN BOOK 6483, PAGE 907, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

7. AGREEMENT FOR DEDICATION OF PUBLIC UTILITIES AS CONTAINED IN BOOK 10791, PAGE 725, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MEAGAN BASS, A SINGLE WOMAN FROM SCOTT D. BASS, MARRIED BY DEED DATED DECEMBER 16, 2016 AND RECORDED ON DECEMBER 21, 2016 AS INSTRUMENT NUMBER: 20161221-0134350.

PARCEL ID NUMBER: 142-07-0E-208-00

PROPERTY COMMONLY KNOWN AS: 7245 70 UNIT 208, NASHVILLE, TN 37221

True Copy Certification

I, Sara Yith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021