QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benny Abraham	**Same**	**Map 161-5** **Group A** **Parcel 4.00**
(NAME) **702 Ashlawn Place, Unit A-2**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

P.K. ABRAHAM, MARRIED ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

BENNY ABRAHAM, MARRIED ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO.A-2 AS SHOWN ON EXHIBIT A-2 OF THE MASTER DEED ESTABLISHING ASHLAWN PLACE CONDOMINIUMS, OF RECORD IN BOOK 6607, PAGE 596, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN INDIVIDUAL PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO P.K. ABRAHAM AND BENNY ABRAHAM, BY WARRANTY DEED FROM CINDY L. MABE, OF RECORD IN INSTRUMENT NO. 20040727-0089448 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS NOT THE MARITAL RESIDENCE OF P.K. ABRAHAM.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson Davidson County
Batch# 698390 **DEEDQC**
08/16/2021 01:30:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210816-0110439

In witness whereof, I have hereunto set my hand this the 20 day of JULY, 2021.

P.K. Abraham

P.K. Abraham

STATE OF ILLINOIS)

COUNTY OF COOK)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **P.K. ABRAHAM** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing Power of Attorney for the purposes herein set forth.

Witness my hand and official seal of office at this the 20 day of July, 2021.

Notary Public
My Commission Expires: April 24, 2022

(SEAL)

ROXANNE GALANG
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 24, 2022