**NEW OWNER:**

Byron S. Middendorf Living Trust
4505 Harding Pike #31W
Nashville, TN 37205

**SEND TAX BILLS TO:**

NEW OWNER

**Map-Parcel: 116-03-0A-040.00-CO**

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087

**INFORMATION REQUESTED BY THE PARTIES – NO TITLE SEARCH CONDUCTED**

Karen Johnson Davidson County
Batch# 699091 DEEDQC
08/17/2021 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210817-0111384

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and no/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Leighton K. Lancaster,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Byron S. Middendorf Living Trust** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

**A certain parking space located in Davidson County, Tennessee, adescribed as parking space No. 9, Royal Oaks Tower, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-10 I, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Royal Oaks of record in Book 4710, page 90 I, as amended in Book 4798, page 8 I3 and further amended in Instrument NO. 20070124-0009971, Registers office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and shown on the plan of record in Plat Book 4460, page 189, Registers office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.**

**Being part of the same property conveyed to Leighton Lancaster, a single person, by warranty deed from Jane Fite Rebrovick, a single person, dated March 12, 2010 and recorded March 16, in Instrument No. 20100316-0019834 in said Register's Office for Davidson County, Tennessee.**

**Being also known as parking space No. 9 at the Royal Oaks Tower Condominium Development in Nashville, Tennessee 37205.**

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its

duly authorized representative, this 17 day of August, 2021.

**Leighton K. Lancaster**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Leighton K. Lancaster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 17 day of August, 2021.

NOTARY PUBLIC

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10-26-21

**********

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

AFFIANT

Sworn to and subscribed to before me this 17th day of August, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY



202108170111384

## Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 August 17, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

