QUITCLAIM DEED

KAREN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 4.7.22
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 738820 DEEDQC
10/18/2021 02:50:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211018-0139761

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)
Carol Ann White and Stacy Lynn Williams	**Same**	
(NAME)	(NAME)	**460-15-0D-071.00-CO**
307 Seven Springs Way Apt 404		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37		
(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,

CAROL ANN WHITE, UNMARRIED ("GRANTOR")

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

CAROL ANN WHITE, UNMARRIED AND STACY LYNN WILLIAMS, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ("GRANTEE")

THEIR 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. 71, OF THE ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE II, AS ESTABLISHED BY THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20060310-0028319, AS SUPPLEMENTED BY THE FIRST SUPPLEMENT TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20061109-0139692; AS AMENDED PURSUANT TO THE INSTRUMENT OF CORRECTION OF RECORD INSTRUMENT NO. 20080730-0077840; AND AS AMENDED BY AMENDMENT TO THE FIRST SUPPLEMENT TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20090624-0058791, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN SAID MASTER DEED, AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO, WHICH BY THIS REFERENCE ARE INCORPORATED HEREIN AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO CAROL ANN WHITE, UNMARRIED, BY WARRANTY DEED FROM IRA INNOVATIONS, LLC, FBO PATRICIA BALCIAR IRA, 33% UNDIVIDED INTEREST AND IRA INNOVATIONS, LLC FBO PAUL BALCIAR IRA, 67% UNDIVIDED INTEREST, OF RECORD IN INSTRUMENT NUMBER 20210723 0099215 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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*****

This is **improved** property known as: **307 Seven Springs Way Apt 404, Brentwood, TN 37027**

Witness our hands this the 13 day of July, 2021.

Carol Ann White
CAROL ANN WHITE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROL ANN WHITE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of July, 2021.

William E. Grones
Notary Public
My Commission Expires: 03/07/2023

