# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 738839 DEEDQC
10/18/2021 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211018-0139792

File #21-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF Oct, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

**THIS INSTRUMENT WAS PREPARED BY**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ronald Lee Booth, III** | **Same as New Owner** | |
| (NAME) | (NAME) | |
| **1229 2nd Avenue S** | | **105-03-0M-001.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210** | | |
| (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, **RONALD LEE BOOTH III, UNMARRIED, AND LYDIA ROSE BOOTH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONALD LEE BOOTH, III, AN UNMARRIED PERSON** hereinafter called the Grantee(s), his/her/its/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 A, on the Plan of 1231 2nd Avenue South Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for1231 2nd Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170404-0032919, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a part of the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company and Ronald Lee Both, III, a married man, as tenants in common by Warranty deed from Moses J. Holmes, Jr., Harold Adams, Jr., Stephanie Fuqua, Lawrence Adams, Lawrence N. Holmes, Wilhelmenia H. Moore and Kimberly Edgers of record in Instrument No. 20170407-0034232 Register's Office for Davidson County, Tennessee, dated April 04, 2017 and recorded on April 07, 2017.

Being the same property conveyed to Ronald Lee Booth, III by Quitclaim deed from City Limits Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20170407-0034235 Register's Office for Davidson County, Tennessee, dated April 04, 2017 and recorded on April 07, 2017.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X___ **improved** property known as: 1229 2nd Avenue S, Nashville, TN 37210.

Witness my/our hand(s) this the 7 day of OCT, 2021.

Ronald Lee Booth, III

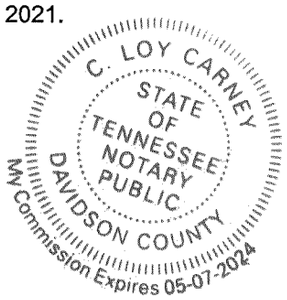
Lydia Rose Booth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Ronald Lee Booth, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of October, 2021.

Notary Signature
My commission expires:

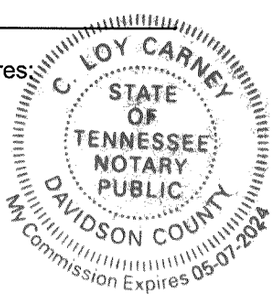



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Lydia Rose Booth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of October, 2021.

Notary Signature
My commission expires:




**RETURN TO:**
Ronald Lee Booth, III
1229 2nd Avenue S
Nashville, TN 37210

**True Copy Certification**

I, **Kaz Arbogast,** 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 this the 7th day of October, 2021.

Affiant Signature
Date 10/07/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of October, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024