Quitclaim Deed

2021-165

April G. Nichols State of Tennessee Notary Public Mason County

State of Tennessee
County of Williamson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 3 day of August, 2021.

Notary Public

My Commission Expires: Oct 24. 2023

Karen Johnson Davidson County
Batch# 755636 DEEDQC
11/16/2021 12:51:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211116-0152494

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Dylan T. Mayorquin 807 Running Deer Nashville, TN 37221	NEW OWNER	142.08-0B-085.00 CO

KNOW ALL MEN BY THESE PRESENTS that Carrol W. Kleinschmidt, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto Dylan T. Mayorquin, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 85 of Phase IV, Coronada Town Home Condominiums, a condominium development, of record in Plat Book 5200, Page 217, in the Register's Office for Davidson County, Tennessee established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, ET SEQ. of the Tennessee Code annotated, under the Master Deed establishing of record in Book 4901, Page 679, as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-laws, of record in Book 4901, Page 702, as amended in Instrument No. 20100304-0016850, 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; said unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Dylan T. Mayorquin, a single man, and Carrol W. Kleinschmidt, a married man, as joint tenants with rights of survivorship by Warranty Deed from John B. Jarratt, dated April 1, 2016 and recorded April 4, 2016 in Instrument No. 20160404-0031776, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 807 Running Deer, Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 2 day of August, 2021.

Carol W. Kleinschmidt

Carrol W. Kleinschmidt

State of Tennessee
County of Williamson

Personally appeared before me, Ryan Beane a Notary Public in and for said county and state, the within named Dylan T. Mayorquin and Carrol W. Kleinschmidt, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 3rd day of August, 2021.

Notary Public
My Commission Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson