Karen Johnson Davidson County
Batch# 764275 DEEDQC
12/01/2021 11:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211201-0158592

File Number: 21227923R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Kimberly J. Paulsen, 320 Old Hickory Boulevard, Unit 1101, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
128-12-0A-060-00

21227923R-QCD

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Kimberly J. Paulsen who incorrectly acquired title as Kimberly J. Paulson, single, whose mailing address is **320 Old Hickory Boulevard, Unit 1101, Nashville, TN 37221**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Kimberly J. Paulsen**, single, hereinafter grantee, whose tax mailing address is **320 Old Hickory Boulevard, Unit 1101, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 60, BUILDING 11 OF EAST RIDGE AT THE RESERVE, SECTION 11, PHASE 1A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE

HORIZONTAL PROPERTY ACT, AS SHOWN ON THE EXHIBIT A TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20011011-0110875, AS CORRECTED IN DOC. NO. 20051129-014334 AND AMENDED IN INSTRUMENT NO. 20020524-0063777 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PREMISES CONVEYED UNTO KIMBERLY J. PAULSON, BY VIRTUE OF WARRANTY DEED FROM CHARLES R. RINGO, UNMARRIED, AND MICHAEL G. MILES, UNMARRIED, DATED SEPTEMBER 15, 2006, RECORDED SEPTEMBER 20, 2006, IN INSTRUMENT: 20060920-0116513 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address is: 320 Old Hickory Boulevard, Unit 1101, Nashville, TN 37221

Parcel ID: 128-12-0A-060-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on November 18, 2021:

Kimberly J Paulsen

Kimberly J. Paulsen who incorrectly acquired title as Kimberly J. Paulson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 18, 2021 by **Kimberly J. Paulsen who incorrectly acquired title as Kimberly J. Paulson** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Candace A Griffin
Notary Public

CANDACE A GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Aug. 17, 2025

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

Subscribed and sworn to before me

This 18th day of November, 2021.

Kimberly J Lauber
Affiant

Kimberly J Lauber
Print Name

(Seal)

CANDACE A GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Aug. 17, 2025

Candace A Griffin
Notary Public

My commission expires:

08/17/2025

Candace A. Griffin
Print Name

CTIC# _____