Karen Johnson Davidson County
Batch# 776547 DEEDQC
12/20/2021 08:49:59 AM 2 pgs
Fees: $13.00 Taxes: $148.00
20211220-0167558

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Drive, Suite 360
Brentwood, TN 37027

NEW OWNER:
Colleen Francis &
Andrew Malone
903 Curdwood Blvd.,
Nashville, TN 37216

SEND TAX BILLS TO:
SAME AS NEW OWNER

MAP/PARCEL:
061-10-0D-002.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that WE, **Stephen Allan Francis and Sandra Nurnberg Francis, Trustees of The Stephen Allan Francis and Sandra Nurnberg Francis Living Trust dated November 8, 2020,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Colleen Francis and Andrew Malone, wife and husband, an undivided 8.7% interest** in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of 903 and 905 Curdwood Blvd, a Horizontal Property Regime, of record as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Curdwood Place, a Horizontal Property Regime with Private Elements in Instrument No. 20190805-0077608 and Amendment of record in Instrument 202010200122253, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Stephen Allan Francis and Sandra Nurnberg Francis, Trustees of The Stephen Allan Francis and Sandra Nurnberg Francis Living Trust dated November 8, 2020, by Deed from Invent Communities, Inc., a Tennessee corporation, dated March 30, 2021 and recorded March 31, 2021, of record in Instrument 20210331-0042192, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 903 Curdwood Blvd., Nashville, TN 37216.

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

WITNESS my hand this the 10th day of December, 2021.

Stephen A Francis
Stephen Allan Francis, Trustee

Sandra Nurnberg Francis
Sandra Nurnberg Francis, Trustee

STATE OF South Carolina
COUNTY OF Richland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen Allan Francis and Sandra Nurnberg Francis, Trustees of The Stephen Allan Francis and Sandra Nurnberg Francis Living Trust,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that they executed the within instrument for the purpose therein contained.

LINDA L. RICHARDSON NOTARY PUBLIC APRIL 6, 2031 STATE OF SOUTH CAROLINA

Witness my hand and seal this 10th day of December, 2021.

Linda L Richardson
Notary Public

My commission expires: April 6, 2031

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $ 40,000.00.

Allyn M. Cantrell
Affiant

Sworn to and subscribed before me this the 16th day of December, 2021.

Notary Public

KATHERINE ANN HEDRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 1/6/2025