Karen Johnson Davidson County
Batch# 779016 DEEDQC
12/22/2021 03:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211222-0169481

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35031-08-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 17th day of December, 2021 Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner: William Robert Siegenthaler 449 Siena Drive Nashville, TN 37205	Send Tax Bills To: Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Map and Parcel No.: 129 11 0 A 449 00CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, RICHARD CURRAN AND MARY E. CURRAN, ("Grantor"), do hereby quitclaim, transfer and convey unto WILLIAM ROBERT SIEGENTHALER, an undivided one-half interest as tenants in common with Grantor, with right of survivorship, ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 449 Siena Drive, Nashville, TN, 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2021.

RICHARD CURRAN

Mary E. Curran

MARY E. CURRAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RICHARD CURRAN AND MARY E. CURRAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 449, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-B, of Lot 2, a horizontal property regime established by Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449 and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, as amended in Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to said Master Deed and on Exhibit "B" to the aforementioned Declaration.

The fee simple interest in subject property was conveyed to Richard Curran and Mary E. Curran, husband and wife, by deed dated September 16, 2019 and recorded September 18, 2019 at 2:52 PM in Instrument No. 20190918-0094832, Register's Office for Davidson County, Tennessee.

The vesting of the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall merge the Leasehold Interest and the fee simple interest once the Leasehold Termination Date (as defined in the Declaration has occurred with respect to that Unit.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/17/21.

George E. Mudter, Jr.
Dated 12/17/21

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 12/17/21

My commission expires 10/2/2023

