This instrument prepared by:
Christopher Cantrell, Attorney
For Paramount Title Services, LLC
45 Peavine Plaza, Suite 103
Crossville, Tennessee 38571
(931) 456-8080

Karen Johnson Davidson County
Batch# 783519 DEEDQC
01/04/2022 08:45:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220104-0000907

QUIT CLAIM DEED

THIS DEED, made and entered into this the **23rd day of December, 2021**, by and between **Dana Beer,** hereinafter known as the Parties of the First Part, and **Frances B. Roy, a married person, and Dana Beer, a married person, as tenants by the entirety with the right of survivorship**, hereinafter known as the Parties of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the First Party has this day quitclaimed, and does by these presents hereby quitclaim, transfer and convey unto the Second Party, their heirs and assigns, all their rights, title and interest in and to the hereinafter described real estate:

SITUATED, LYING AND BEING in Davidson County, Tennessee, bounded and described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2047 together with allocated parking space No. P-13 on the Plan of the Kingsbridge Condominiums as set forth in Exhibit "C" to the Master Deed & By-Laws of record in Book 7105, page 777, amended in Book 7457, page 15 and Book 9539, page 564, Register's Office for said County to which plan as set forth in Exhibit "C" to the Master Deed and By-Laws reference is hereby made for a more complete description.

Subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as: **2047 Lombardy Avenue, Nashville, TN 37215**

PRIOR REFERENCE BEING the same lands described in a conveyance from Josh Boddie to Dana Beer by virtue of a Warranty Deed dated May 31st, 2012 and recorded on June 6th, 2012, in Instrument Number 20120606-0049306, Register's Office, Davidson County, Tennessee.

Tax ID #: 117070J01700co

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR TO THE STATUS OF TITLE TO THE ABOVE REFERENCED PROPERTY. THIS DOCUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED TO THE PREPARER WITHOUT FIRST CONDUCTING A TITLE EXAMINATION.

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

WITNESS the following signatures on this day and year first above written.

Grantor:

Dana Beer

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County duly commission and qualified, **Dana Beer,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the **23rd day of December, 2021.**

My commission expires:
11/24/2022

Notary Public

JARRAH H. SOIFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF PUTNAM

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 23rd day of December, 2021.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 23rd day of December, 2021.

My commission expires:
11/24/2022

Notary Public

JARRAH H. SOIFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

NAME AND ADDRESS OF PROPERTY OWNER:
Frances B. Roy & Dana Beer
209 24TH Ave. N.
Nashville, TN 37203

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner