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

Karen Johnson Davidson County
Batch# 783519 DEEDQC
01/04/2022 08:45:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220104-0000908

QUIT CLAIM DEED

THIS DEED, made and entered into this the **23rd day of December, 2021**, by and between **Frances B. Roy a/k/a Frances Roy,** 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:

Property #1: **Tax ID #: 118090D01600 CO**
Improved property known as: **1112 Clifton Lane, #16, Nashville, TN 37204**

Land in Davidson County, Tennessee, being Unit #16, Glendale Condominiums, as established under Master Deed of record in Instrument Number 20080104-0001233, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Subject to any and all existing easements and restrictions as shown of record and/or not stated herein including Instrument No. 20080107-0001515 and Easement Agreement recorded at Instrument No. 20071226-0146955.

PRIOR REFERENCE BEING the same lands described in a conveyance from Steve Chaisson and James U. Rust, IV to Frances B. Roy, by virtue of a Warranty Deed dated September 2nd, 2008 and recorded on September 5th, 2008, in Instrument Number 20080905-0091201, Register's Office, Davidson County, Tennessee.

Property #2: **Tax ID #: 118090D02200 CO**
Improved property known as: **1112 Clifton Lane, #22, Nashville, TN 37204**

Land in Davidson County, Tennessee, being Unit #22, Glendale Condominiums, as established under Master Deed of record in Instrument Number 20080104-0001233, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Subject to any and all existing easements and restrictions as shown of record and/or not stated herein including Instrument No. 20080107-0001515 and Easement Agreement recorded at Instrument No. 20071226-0146955.

PRIOR REFERENCE BEING the same lands described in a conveyance from Steve Chaisson and James U. Rust, IV to Frances Roy, by virtue of a Warranty Deed dated November 4th, 2008 and recorde on December 16th, 2008, in Instrument Number 20081216-0120464, Register's Office, Davidson County, Tennessee.

Property #3: **Tax ID #: 118090D02500 CO**
Improved property known as: **1112 Clifton Lane, #25, Nashville, TN 37204**

Land in Davidson County, Tennessee, being Unit #25, Glendale Condominiums, as established under Master Deed of record in Instrument Number 20080104-0001233, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Subject to any and all existing easements and restrictions as shown of record and/or not stated herein including Instrument No. 20080107-0001515 and Easement Agreement recorded at Instrument No. 20071226-0146955.

PRIOR REFERENCE BEING the same lands described in a conveyance from Steve Chaisson and James U. Rust, IV to Frances B. Roy, by virtue of a Warranty Deed dated August 29th, 2008 and recorded on September 5th, 2008, in Instrument Number 20080905-0091210, Register's Office, Davidson County, Tennessee.

Property #4: **Tax ID #: 117-3-D-218**
Improved property known as: **218 Hillsboro Place, Nashville, TN 37215**

Land in Davidson County, Tennessee, being Unit No. 218 of Hillsboro Station Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, as shown on the Plan of Hillsboro Station Condominiums, Condominium apartments, of record in Plat Book 6250, pages 751-753, said Register's Office, and as established by a Master Deed of Hillsboro Station Condominiums of record in Book 6740, Page 37, register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set for in said Master Deed.

Subject to instruments of record in Book 6250, Page 751-753; Book 6740, Page 37; Book 6740, Page 74, Book 8140, Page 689; Book 6747, Page 6; Book 6622, Page 452; Book 1677, Page 581; Book 3965, Page 909; Book 3531, Page 572; Book 3531, Page 576; Book 3531, Page 592; Book 4158, Page 34; Book 4463, Page 470; Book 4633, Page 468; and Book 6595, Page 58, said Register's Office; and any and all existing easements and restrictions as shown of record and/or not stated herein.

PRIOR REFERENCE BEING the same lands described in a conveyance from James R. Hunter and Nuhad Khoury to Frances B. Roy, by virtue of a Warranty Deed dated May 2nd, 2008 and recorded on September 5th, 2008, in Instrument Number 20080905-0091210, Register's Office, Davidson County, Tennessee.

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:

Frances B Roy a/k/a Frances Roy

Frances B. Roy a/k/a Frances Roy

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, **Frances B. Roy a/k/a Frances Roy,** 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:
11/26/2022

Notary Public

JARRAH H. SOFER
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:
11/26/2022

Notary Public

JARRAH H. SOFER
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