Karen Johnson Davidson County
Batch# 789045 DEEDQC
01/13/2022 08:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220113-0004782

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Watson Louis Hall Jr. and Marcia L. Davis 2114B Sharondale Drive Nashville, TN 37215	Watson Louis Hall Jr. and Marcia L. Davis 2114B Sharondale Drive Nashville, TN 37215

Order Number: 368294

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Watson Louis Hall Jr.,*** **married to Mary L. Hall and Marcia L. Davis, an unmarried woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Watson Louis Hall Jr. a married man, and Marcia L. Davis, an unmarried woman,** as tenants in common, whose address is 2114B Sharondale Drive, Nashville, TN 37215, the following described real property located in Davidson County, State of Tennessee and further described as follows:

* who acquired title as Watson Louis Hall

Being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 2114 Sharondale Drive Townhomes, a Horizontal Property Regime with private elements, of record in Instrument No. 20160323-0027560 as amended in Instrument No. 20170607-0056838, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to (1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 2114 Sharondale Drive Townhomes of record in Instrument No. 20160323-0027560 as amended by instrument of record as Instrument No. 20170607-0056838, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt

under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (2) Subject to Notes, Easements, Building Setback Lines, Etc., if any as may be set forth on the Plan of Hillsboro Circle, as of record in Book 1130, Page 15; of record in the Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 117 03 0V 001.00
Street address of property: 2114B Sharondale Drive, Nashville, TN 37215

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20170810-0081871 in the Register's Office, Davidson County, Tennessee.

Signed this 16th day of December, 2021.

Signature of Grantors (1 and 2 of 3):

Watson Louis Hall Jr.
Watson Louis Hall Jr.

Mary L Hall
Mary L. Hall

STATE OF Texas, COUNTY OF Rusk, SS:

BE IT REMEMBERED That on this 16th day of December, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Watson Louis Hall Jr. and Mary L. Hall known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Jennifer Lynn Coldiron
Notary Public

Jennifer Lynn Coldiron
Notary Public, State of Texas
My Comm. Exp. 07/25/23
Notary ID 13210301-6

Signed this 16th day of December, 2021.

Signature of Grantor (3 of 3):

Marcia L. Davis

STATE OF Texas, COUNTY OF Rusk, SS:

BE IT REMEMBERED That on this 16th day of December, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Marcia L. Davis, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

Jennifer Lynn Coldiron
Notary Public, State of Texas
My Comm. Exp. 07/25/23
Notary ID 13210301-6

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 117 03 0V 001.00
Street address of property: 2114B Sharondale Drive, Nashville, TN 37215

Oath of Consideration

I or we, Watson Louis Hall Jr., the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 16th day of December, 2021.

Signatures of Affiant(s):

Watson Louis Hall Jr.

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

Notary Public

Jennifer Lynn Coldiron
Notary Public, State of Texas
My Comm. Exp. 07/25/23
Notary ID 13210301-6

Tennessee Certification of Electronic Document

I, Blanca Gastelum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-16-2021 (date of document).

Blanca S
Affiant Signature

1-4-2022
Date

State of CALIFORNIA

County of Los Angeles

Sworn to and subscribed before me this 4th day of January, 2022.

T. HOUSE
Notary Public - California
Los Angeles County
Commission # 2274577
My Comm. Expires Feb 3, 2023

T. House
Notary's Signature

MY COMMISSION EXPIRES: 2/3/2023

NOTARY'S SEAL