Karen Johnson Davidson County
Batch# 800756 DEEDQC
02/04/2022 03:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220204-0013475

Return to:
TITLEMAX
88 SILVA LANE
MIDDLETOWN RI 02842
FILE NO. WFB-R-30404

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LAUREN DRUKENBROD	LAUREN DRUKENBROD	37212
301B FAIRFAX AVENUE NASHVILLE, TN 37212	301B FAIRFAX AVENUE NASHVILLE, TN 37212	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LAUREN WATTS NOW KNOWN AS LAUREN DRUKENBROD**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **LAUREN DRUKENBROD, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS BEING THE SAME PROPERTY CONVEYED TO LAUREN WATTS FROM JOHN HOWARD, A MARRIED MAN IN A DEED DATED FEBRUARY 23, 2015 AND RECORDED MARCH 9, 2015, AS INSTRUMENT NO. 20150309-0020081.

Property known as, 301B FAIRFAX AVENUE, NASHVILLE, TN 37212

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

Witness my hand this 15 day of September, 20 21.

Lauren Drukenbrod
LAUREN WATTS N/K/A
LAUREN DRUKENBROD

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Lauren Drukenbrod of the state and county mentioned, personally appeared **LAUREN WATTS N/K/A LAUREN DRUKENBROD** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
Printed Name: Dennis L Lewis Jr
My Commission Expires: 03/03/2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant

ARIZONA
STATE OF ~~TENNESSEE~~

COUNTY OF MARICOPA

Subscribed and sworn before me this the 12th day of January, 2022

Denise Michelle Moore
Notary Public
My commission expires: 5-25-2022

DENISE MICHELLE MOORE
Notary Public - Arizona
Maricopa County
My Comm. Expires May 25, 2022

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF NASHVILLE, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B OF FAIRFAX COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN ON EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN INSTRUMENT NO. 20140409-0029709, AS AMENDED IN INSTRUMENT NO. 20141230-0118766, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOHN HOWARD, BY SPECIAL WARRANTY DEED FROM JEWISH FEDERATION OF NASHVILLE AND MIDDLE TENNESSEE, A TENNESSEE NON-PROFIT CORPORATION (AS TO 18% OF A 50% INTEREST), DATED DECEMBER 19, 2012 AND RECORDED JANUARY 3, 2013, OF RECORD IN INSTRUMENT NO. 20130103-0000995, IN THE OFFICE AFORESAID. BEING ALSO CONVEYED TO JOHN HOWARD BY DEED FROM ALVIN ZAGER (AS TO HIS 50% INTEREST) AND VALERIE LANDA (REMAINING 82% OF HER 50% INTEREST), DATED, DECEMBER 21, 2012 AND RECORDED JANUARY 3, 2013, OF RECORD IN INSTRUMENT NO. 20130103-0000996, IN THE OFFICE AFORESAID.

PARCEL ID# 104 10 0T 002.00

THIS BEING THE SAME PROPERTY CONVEYED TO LAUREN WATTS FROM JOHN HOWARD, A MARRIED MAN IN A DEED DATED FEBRUARY 23, 2015 AND RECORDED MARCH 9, 2015, AS INSTRUMENT NO. 20150309-0020081.

Property Commonly Known As: 301b Fairfax Avenue, Nashville, TN 37212
Parcel ID: 104 10 0T 002.00

Tennessee Certification of Electronic Document

I, Hunter Williams, 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 December 27, 2021 (date of document).

Affiant Signature

12/28/2021
Date

State of ARIZONA

County of MARICOPA

Sworn to and subscribed before me this 28th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-25-2022

NOTARY'S SEAL

DENISE MICHELLE MOORE
Notary Public - Arizona
Maricopa County
My Comm. Expires May 25, 2022