THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
1-15577-TC

Karen Johnson Davidson County
Batch# 800782 DEEDQC
02/04/2022 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220204-0013513

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Cason Leigh Blackwell 205 31st Ave. N., Unit 104 Nashville, TN 37203	CrossCountry Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	104-02-0C-104.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 25 day of January 2022.

Notary Public

My Commission Expires: 7/9/24
(Affix Seal)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Cason Leigh Blackwell, an unmarried woman and Christy Reed, an unmarried woman,** hereinafter referred to as the Grantors, has this day quitclaim unto **Cason Leigh Blackwell, unmarried woman,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantors' interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being Unit 104, together with the appurtenant common elements of the Midtown Lofts Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Midtown Lofts Condominiums, of record in 20050630-0075478; as amended in Instrument No. 20060921-0117372; Instrument No. 20061016-0128233; Instrument No. 20070124-0009913; and in Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water,

electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site-plan of Midtown Lofts Condominium attached as exhibit to said Master Deed, as amended; and to boundary plan of record in Instrument No. 20050616-0069146, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Cason Leigh Blackwell, an unmarried woman and Christy Reed, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Mario L. Ramirez and Andrea H. Ramirez, husband and wife, dated November 26, 2018, recorded November 27, 2018, of record in Instrument No. 20181127-0115667, Register's Office for Davidson County, Tennessee.

This is improved property known as: **205 31st Avenue North, Unit 104, Nashville, TN 37203.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statue.

IN WITNESS WHEREOF, this instrument has been executed this the 25 day of January 2022.

GRANTOR:

Cason Leigh Blackwell

Cason Leigh Blackwell

STATE OF South Carolina
COUNTY OF Berkeley

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the **Cason Leigh Blackwell** within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged, that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 25th day of January 2022.

Notary Public
My Commission Expires: 5-28-2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

IN WITNESS WHEREOF, this instrument has been executed this the 25th day of January 2022.

GRANTOR:

Christy Reed

Christy Reed

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the **Christy Reed** within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged, that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 25th day of January 2022.

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: 5/2/22

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 24, 2022.

Tori Cole

Affiant Signature

Date: 1/24/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 24, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

