Karen Johnson Davidson County
Batch# 804827 DEEDQC
02/14/2022 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220214-0016714

File Number: 21246670R 1QUD

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Leslee A. Bacchus and **Theodore W. Bacchus**, 7020 Bonnamere Dr., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142-05-0B-068-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Leslee A. Bacchus, Executrix of the Estate of Frances A. Davis, who passed from this life on 01/31/2020 and was the surviving spouse of Richard E. Davis, who passed from this life on 12/12/2019, whose mailing address is **7020 Bonnamere Dr Hermitage, TN 37076**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Leslee A. Bacchus** and **Theodore W. Bacchus**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **7020 Bonnamere Dr., Hermitage, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE,

BEING UNIT NO. L-305 TOGETHER WITH THE CARPORT DESIGNATED NO. L-305 C, ON THE PLAN OF SECTION 3, RIVER PLANTATION CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 4675, PAGES 102, 103, 104, AND 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PREMISES CONVEYED UNTO RICHARD E. DAVIS AND WIFE, FRANCES A. DAVIS, BY VIRTUE OF WARRANTY DEED FROM LYNN F. VAN BUREN GRIFFIN, MARRIED, DATED JANUARY 11, 2001, RECORDED JANUARY 30, 2001, IN INSTRUMENT: 20010130-0009187 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AND THE SAID RICHARD E. DAVIS HAS SINCE DEPARTED THIS LIFE ON DECEMBER 12, 2019 WHEREBY TITLE VESTED IN FRANCES A. DAVIS BY RIGHT OF SURVIVORSHIP. AND THE SAID FRANCES A. DAVIS HAS SINCE DEPARTED THIS LIFE ON JANUARY 31, 2020.

PARCEL ID:142-05-0B-068-00

FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 8300 SAWYER BROWN ROAD, UNIT L305, NASHVILLE, TN 37221

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 28 JANUARY, 20 22:

Leslee A. Bacchus

Leslee A. Bacchus, Executrix of the Estate of Frances A. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 28 JANUARY, 20 22 by **Leslee A. Bacchus, Executrix of the Estate of Frances A. Davis** who is personally known to me or has produced DRIVER LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Cherita Brown
Notary Public

CHERITA BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

State of TENNESSEE
County of DAVIDSON

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 $ Ø .

Subscribed and sworn to before me

This 28 day of JANUARY, 20 22.

Leslee A Baecher Theo Bacchus

Affiant

Leslee A Baecher

Print Name

(Seal)

Cherita Brown

Notary Public

My commission expires:

3 MARCH 2025

CHERITA BROWN

Print Name

CTIC# _____

CHERITA BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY