Karen Johnson Davidson County
Batch# 810942 DEEDQC
02/24/2022 10:42:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220224-0021023

5515

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of January, 2022.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON COMMISSION EXPIRES AUGUST 7, 2025

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
DENNIS Cregger 21 Vaughns Gap Road, Apt. 25 Nashville, TN 37205	Same as Owner	129 15 0A 025.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **NANCY McGRATH, unmarried** (hereinafter "Grantor") hereby convey, remise, release and quitclaim unto **DENNIS CREGGER and ROSELLE STARK** (hereinafter "Grantee"), as tenants by the entireties, and their heirs, successors and assigns, all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Unit No. 25, of Belle Meade Highlands Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Dennis Cregger, unmarried, and Roselle Stark, unmarried, and Nancy McGrath, unmarried, as tenants in common with right of survivorship by Warranty Deed from Julia Lydon, unmarried, recorded in Instrument No. 20210810-0107641, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 21 Vaughns Gap Road, Apt. 25, Nashville, TN 37205.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, including, without limitation, all such matters referenced in the aforementioned Warranty Deed; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Nancy McGrath, Grantor — Date 1/19/22

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, NANCY McGRATH, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 19 day of January, 2022.

SHARON PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Commission Expires: _____

NOTARY PUBLIC

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 19 day of January, 2022

Ernest D Bennett III 1/19/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 19 day of January, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023