Karen Johnson Davidson County
Batch# 822803 DEEDQC
03/16/2022 08:54:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220316-0030307

PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Maryland Francis Living Trust 137 Hillsboro Place Nashville, TN 37215	(same)	7DA-90147 117-3-C Parcel 137

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Maryland Francis, the Grantor, by these presents does hereby quitclaim and convey unto myself as the Trustee for Maryland Francis Living Trust, the Grantee, my heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

A certain Condominium Apartment in Davidson County, Tennessee, being unit No. 137 on the plan of Hillsboro Place Condominiums, of record in Book 5200, page 725, and amended in Book 5200, page 757 and 758, Register's Office for said County, which plan and record thereof are incorporated herein and made a party hereof by reference.

Being the same property conveyed to Maryland Guild Francis, of record in Book 7797, page 811 Register's Office for Davidson County. The property being hereby conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6244, page 394, and amended in Book 6285, page 209, said Register's Office.

This is improved property known as 137 Hillsboro Place, Nashville, Tennessee 37215.

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

Witness the hand this 9th day of March, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTOR:

Maryland W. Francis
Maryland Francis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kathy A. Culligan, a Notary Public in and for the County and State aforesaid, personally appeared Maryland W. Francis the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 9th day of March, 2022.

Kathy A. Culligan
Notary Public

My Commission Expires: 3/7/2023

KATHY A. CULLIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF _____)

Personally appeared before me, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be _____ of _____, the bargainor, a _____, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ as such _____.

WITNESS my hand and seal at _____, Tennessee, this _____ day of _____, 20_____.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Pamela Fuces

Affiant

Subscribed and sworn to before me, this 9th day of March, 2022

Kathy A. Culligan

Notary Public

KATHY A. CULLIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expiration Date: 3/7/2023

OPTIONAL

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.