Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

RYAN J. AUSBAUGH
Affiant

Subscribed and sworn to before me this 23 day of March, 2022.

Notary Public
My commission expires: 6/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Regina A. Page and Angela Page | New Owner | |
| 810 Lewis Court | | 051-10-0E-020.00 |
| Madison, TN 37115 | | |

## QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Regina A. Page, and unmarried woman,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Regina A. Page and Angela Page, both unmarried, tenenats in common with right of survivorship,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Unit No. 20, on the Plan of Oakland Trace Condominiums, Phase III, according to Master Deed of record in Book 7506, Page 623, in the Register's Office for Davidson County, Tennessee, and more particularly decribed in on Plat of record in Exhibit "C" of said Master Deed, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and particular description of the property.**

**Being the same property conveyed to Regina A. Page by Warranty Deed from TIDCO Management, a Tennessee General Partnership, and Michael S. Tidwell, doing business as TIDCO Management of record in Instrument No. 20061011-0126321, Register's Office for Davidson County, Tennessee, dated September 25, 2006 and recorded on October 11, 2006.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **810 Lewis Court, Madison, Tennessee 37115.**

Witness my/our hands this 23rd day of March, 2022.

**Regina A. Page**

Karen Johnson Davidson County
Batch# 827334 **DEEDQC**
03/23/2022 02:23:09 PM 1 pg
Fees: $12.00 Taxes: $0.00

20220323-0033542

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina A. Page, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2022.

Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.**