Karen Johnson Davidson County
Batch# 856465 DEEDQC
05/17/2022 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220517-0056541

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

Jennifer A. Salas
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2 DAY OF May, 2022.

NOTARY PUBLIC

My Commission expires: 8/27/22

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 22020040

Address of New Owner
Jennifer A. Salas
320 Old Hickory Blvd, Unit 2008
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Information:
128-12-0A-146.00 CO

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 10th day of March, 2022, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Noam T. Frankel, a married man,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **Jennifer A. Salas,** Grantee, her heirs, successors, and assigns, his entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 146, Building No. 20, on the Plan of Eagle Ridge at the Reserve, Section 10, Phase 1B, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 24, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003697, 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 said Master Deed, reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Hillel M. Frankel, a married man, and Noam T. Frankel, a married man, by Warranty Deed from Brian A. Bishop and Michael G. Bishop, joint tenants with rights of survivorship, dated 07/12/2016 and recorded on 07/15/2016 in Instrument No. 20160715-0073031, Register's Office for Davidson County, Tennessee. Conveyed herein is the ½ undivided interest held by Noam T. Frankel.

This is improved property known as:
320 Old Hickory Boulevard, Unit 2008, Nashville, TN 37211

The above property was never used as marital residence of Grantor.

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Noam T. Frankel,** has caused this instrument to be executed, this the 10th day of March, 2022.

Noam T. Frankel

MARY COSBY
Notary Public
State of Wisconsin

STATE OF Wisconsin
COUNTY OF Waukesha

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Noam T. Frankel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 10th day of March, 2022.

NOTARY PUBLIC
My Commission expires: 11-1-2022

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 3-10-2022 (date of document).

L. Broner McCoy
Date: 5/2/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 2nd day of May, 2022.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY