Karen Johnson Davidson County
Batch# 918789 DEEDQC
09/19/2022 03:00:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220919-0104293

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Michael Faith 1212 Laurel St., Apt 1001 Nashville, TN 37203	NEW OWNER	093-09-0C-088.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anju Tomar, an unmarried woman** "the Grantor," conveys and quitclaims unto **Michael Faith, an unmarried man** "the Grantee," Grantor's interest in the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit 1001 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008, as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Michael Faith, an, unmarried man, and Anju Tomar, an unmarried woman, by Warranty Deed from Steven I, Geringer and Linda B, Geringer, husband and wife, dated August 31, 2021 and recorded on September 8, 2021 as Instrument No. 20210908-0120336, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 1 day of September, 2022.

Anju Tomar (SEAL)
Anju Tomar

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, Anju Tomar, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1 day of September, 2022.

WENDY L. MAGNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Wendy Magner
Notary Public
My commission expires: 11-3-2025

STATE OF TENNESSEE
COUNTY OF Davidson

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

Anju Tomar
(Affiant)

Wendy Magner
Notary Public

My commission expires: 11-3-2025

WENDY L. MAGNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY