Karen Johnson Davidson County
Batch# 954964 DEEDQC
12/27/2022 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221227-0132563

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Top Tenn Properties, LLC
2103 Oakwood Avenue
Nashville, TN 37207

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
IberiaBank
P. O. Box 12440
New Iberia, LA 70562

Map/Parcel:
082 14 0A 073.00

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), plus other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, **Zeke Anderson, single man,** do hereby transfer, convey and quitclaim unto **Top Tenn Properties, LLC, a Tennessee limited liability company**, its successors and assigns, forever, all of my right, title, claim and interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment situated in Davidson County, Tennessee, being **Unit No. 938, as specified on the plan of Riverfront Condominiums, a horizontal property regime,** created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by Master Deed for Riverfront Condominiums of record in Instrument No. 20051221-0153160; as amended and supplemented in Instrument No. 20051228-0155671; Instrument No. 20060518-0058640; and in Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Riverfront Condominiums, a horizontal property regime, appearing as Exhibit to said Master Deed, as amended, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Zeke Anderson, single man, by Warranty Deed dated December 18, 2017 from Jeffrey H. Holmes and Rhonda M. Holmes, husband and wife, of record in Instrument #20171220-0129685, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is **IMPROVED** known as **938 1st Avenue N., Nashville, TN 37201**.

WITNESS MY HAND, this the **21st** day of December, 2022.

Zeke Anderson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Zeke Anderson**, 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 he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand and official seal this 21st day of December, 2022.

NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 07-01-2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

AFFIANT

Subscribed and sworn to before me on this 21st day of December, 2022.

NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 07-01-2025

File No. 22087108

Electronic Document Certification

I, **Lisa D. Turner**, 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 December 21, 2022.

Lisa D. Turner

Date: 12-27-2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 21st day of December, 2022.

NOTARY PUBLIC

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 07-01-2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21st day of December, 2022.

NOTARY PUBLIC

My commission expires: 07-01-2025

File #22087108

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD