Karen Johnson Davidson County
Batch# 954966 DEEDQC
12/27/2022 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221227-0132566

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:
Iberia Bank
P. O. Box 12440
New Iberia, LA 70562

Map/Parcel:
082 14 0A 122.00

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 Samuel Anderson, unmarried,** 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:

Being a certain condominium apartment in Davidson County, Tennessee, being **Unit No. 756 as specified on the Plat shown in the Master Deed on the plan of Riverfront 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 for Riverfront Condominiums. of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Register's Office for Davidson County, Tennessee, including, without limitations, the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appended thereto, said Register's Office, 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 plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Zeke Anderson, a single man, by Warranty Deed dated July 15, 2020, from Arrow Property Solutions, LLC, a Tennessee limited liability company, of record in Instrument #20200717-0078675, 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 **756 1st Avenue N., Nashville, TN 37201.**

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

Zeke Samuel Anderson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Zeke Samuel 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

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.

Susan G Cox

NOTARY PUBLIC

My commission expires: 07-01-2025

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

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.

Lisa G. Cox

NOTARY PUBLIC

My commission expires: 07-01-2025

File #22087108

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