This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 980183 DEEDQC
03/13/2023 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230313-0018140

State of Tennessee
County of Davidson

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

Kristin James
Affiant Signature

Subscribed and sworn to before me on this the 13 day of March, 2023.

Notary Public

My Commission expires 3 / 3 / 2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Sharon Anderson & Reginald Corbbins
1125 Nashboro Blvd,
Nashville, TN 37217
SEND TAX BILLS TO:
Sharon Anderson & Reginald Corbbins
1125 Nashboro Blvd,
Nashville, TN 37217
MAP AND PARCEL NUMBER: 135120D12500CO

QUITCLAIM DEED

22NT01578

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Sharon Anderson

By these presents do remise, release and **QUITCLAIM** unto

Sharon Anderson & Reginald Corbbins, as tenants in common with rights of survivorship
Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 125 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being the same property as conveyed to Sharon Anderson by Warranty Deed from Louis G. Santiago, Jr and wife, Melissa Santiago. dated 12/7/2022 recorded 12/13/2022 in Document Number 20221213-0129281, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 1125 Nashboro Blvd, Nashville, TN 37217-7302

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13 day of March, 2023.

Sharon Anderson

Sharon Anderson

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sharon Anderson,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of March, 2023

Notary Public

My Commission expires: 3/3/2025.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Reggie Corbbins

Reginald Corbbins

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Reginald Corbbins,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of March, 2023

Notary Public

My Commission expires: 3/3/2025.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Katrina Hoff 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 3/13/2023 (date of document).

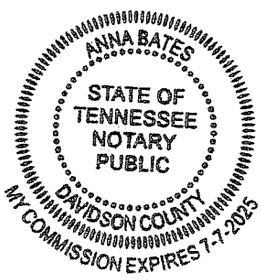
Affiant Signature

3/13/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 of March, 2023.

(SEAL)



Notary's Signature
My Commission Expires: