QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 987431 DEEDQC
04/03/2023 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230403-0023691

P-VRES-16-131-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 01.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James P. White and Janice L. White, husband and wife		
(NAME) **131 Holly Forest,**	(NAME) **Same**	**142-08-0A-038.00-C0**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES P. WHITE AND JANICE L. WHITE, HUSBAND AND WIFE AND CHRISTOPHER J. WHITE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAMES P. WHITE AND JANICE L. WHITE, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, a Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Coronado, a Condominium, as shown on Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Unit No. 38 on said plan, located at 131 Holly Forest, as established in the Master Deed and By-Laws establishing a Horizontal Property Regime with respect to Coronada Condominium Association, Inc. as of record in Book 4901, page 679, and By-Laws in Book 4901, page 702, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, Register's Office for Davidson County, Tennessee, to which reference is hereby made

Being the same property conveyed to James P. White and Janice L. White, Husband and Wife, as to a 1/2 interest, and Christopher Jules White, a Married Man, as to a 1/2 interest, as Tenants in Common with Rights of Survivorship by Warranty deed from Linda J. Quigley and Angela J Smith, both unmarried of record in Instrument Number 20160907-0093950, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **131 Holly Forest, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 24th day of March, 2023.

James P. White

Janice L. White

Christopher Jules White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES P. WHITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE L. WHITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER JULES WHITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

Return To:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN
37212

RETURN TO:

202304030023691

I, Gabriel R. Lutz, 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 03/24/2023 (date of document).

Affiant Signature

Date 03/24/2023

State of New York

County of Clinton

Sworn to and subscribed before me this 24 day of March, 2023.

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2026