Karen Johnson Davidson County
Batch# 990863 DEEDQC
04/12/2023 11:08 01 AM 2 pgs
Fees $12 00 Taxes $0 00
20230412-0026787

ADDRESS NEW OWNERS AND SEND TAX BILLS.

William James Harley
2935 Winterberry Drive, #53
Nashville, TN 37207

This instrument prepared by:
J MIRANDA BELOTE
Attorney at Law
365 West Main Street

MAP/PARCEL NUMBER
050 02 0D 025.00
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 29 day of March, 2023, by **MONICA SANCHEZ, unmarried,** GRANTOR and **WILLIAM JAMES HARLEY, unmarried,** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys transfers, remises, releases, relinquishes and quitclaims to GRANTEE, his heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Thornton Grove Townhomes, a Townhome Planned Unit Development; Horizontal Property Regime with Private Elements, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontial Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William James Harley, unmarried and Monica Sanchez, unmarried, as tenants in common with right of survivorship by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated February 25, 2022 and recorded March 1, 2022 as Instrument No. 20220301-0023073, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2935 Winterberry Drive, Unit 53, Nashville, Tennessee 37207.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

MONICA SANCHEZ

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, MONICA SANCHEZ, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 29 day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 11-19-25

TAMMY R BASKERVILLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 29 day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 11-19-25

TAMMY R. BASKERVILLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989