Karen Johnson Davidson County
Batch# 1011073 DEEDQC
06/05/2023 10:11:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230605-0042293

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENN COUNTY OF DA The actual consideration for this transfer is: $0.00. C A Booker Affiant Subscribed and sworn to before me, this 2 day of June, 2023. Notary Public My Commission Expires: RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Omari Booker 320 Old Hickory Blvd. Unit 507 Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 128-12-0A-025.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Cherie A. Booker, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Omari Booker, unmarried** (hereinafter referred to as the "Grantee") his heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 25, Building No. 5, on the Plan of Section 5, Phase 1A, Eagle Ridge at the Reserve Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 3 to the Master Deed, of record in Instrument No. 20020313-0031651, Register's Office for Davidson County, Tennessee, 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 Plat of Eagle at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete and accurate legal description.

Being the same property conveyed to Cyrus L. Booker and Cherie A. Booker, husband and wife, by Warranty Deed dated February 26, 2007 from Ryan P. Davis, a single person, of record in Instrument No. 20070228-0024369, said Register's Office.

Being the same property conveyed to Cherie A. Booker by Quitclaim Deed from Cyrus L. Booker, dated April 17, 2012 and recorded on July 17, 2012 in Instrument No. 20120717-0062740 in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **320 Old Hickory Blvd, Unit 507, Nashville, Tennessee 37221.**

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2 day of June, 2023.

C A Booker

Cherie A. Booker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cherie A Booker**, 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, at Office, this 2 day of June, 2023.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024