Karen Johnson Davidson County
Batch# 1017055 DEEDQC
06/20/2023 03:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230620-0046871

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37622-04-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 20 day of June, 2023. Notary Public My Commission Expires: 10/2/23 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: John Ransom, Jr. 432 Murfreesboro Pike #206 Nashville, TN 37210	Send Tax Bills To: new owner	Tax Information: Map and Parcel No.: 106010A20600CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lajuan John Ransom, Jr., unmarried** ("Grantor"), does hereby quitclaim, transfer and convey unto **John Ransom, Jr., unmarried** ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 432 Murfreesboro Pike #206, Nashville, TN, 37210.

Whenever used, the singular 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 20 day of June, 2023.

Lajuan John Ransom, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Witness my hand, at office, this 20 day of June, 2023.

Notary Public

My Commission Expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.206, together with the appurtenant interest in the common elements of 432 Murfreesboro Pike Flats Condominiums, a condominium established by Declaration as Instrument No. 20211117-0153287, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit E to the aforementioned Declaration.

Being the same property conveyed to Lajuan John Ransom, Jr., unmarried, by deed from OZ615-Affordable Housing Resources Joint Venture, a Tennessee Joint Venture, of record in Instrument No. 20230516-0036375, Register's Office for Davidson County, Tennessee and corrected by Scrivener's Affidavit, of record as Instrument No. 20230606-0042994, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/20/23 (date of document).

Affiant Signature

6/20/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of June, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY