QUITCLAIM DEED

B-FB-22-208-200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025 (AFFIX SEAL)

BRITTANY LEA STEWART NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

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

Karen Johnson Davidson County
Batch# 1036654 **DEEDQC**
08/09/2023 02:32:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230809-0061830

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ashley Bergeron	**NEW OWNER**	
(NAME)	(NAME)	**093-02-3C-002.00CO**
208 3rd Avenue North Ste 200		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201-1643		
(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, **ASHLEY BERGERON (FORMERLY KNOWN AS ASHLEY SEGROVES),** hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **ASHLEY BERGERON,** hereinafter called the Grantee, her heirs and assigns, all 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 Unit No. 200, together with the appurtenant interest in the common elements of 208 Third Avenue North Condominiums, a horizontal property regime established by Master Deed, of record in Book 10165, page 684, as amended in Instrument Number 20180119-0005961, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ashley Segroves and husband, Brannon Segroves by Warranty Deed from Al Malek and wife, Zhaleh Malek, of record in Instrument Number 20041020-0126239, Register's Office for Davidson County, Tennessee, dated October 18, 2004 and recorded October 20, 2004. The said Ashley Segroves and Brannon Segroves, a/k/a John Brannon Segroves, having since divorced, as evidenced by Final Decree of Divorce filed as Case No. 12D-2344 in the Third Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Ashley Segroves, not married by Quitclaim Deed from Brannon Segroves, not married, of record in Instrument Number 20141020-0096608, Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded October 20, 2014. Ashley Segroves and Ashley Bergeron being one in the same person.

This is **improved** property known as: **208 3rd Avenue North Ste 200, Nashville, Tennessee 37201-1643**.

Witness my/our hand(s) this the 7 day of August, 2023.

Ashley Bergeron

Ashley Bergeron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY BERGERON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of August, 2023.

Brittany Stewart

Notary Public

My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903