QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1069816 DEEDQC
11/08/2023 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231108-0087440

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2023.

Notary Public

Date of Expiration:

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Tanya M. Fitzgerald and Jeffrey A. Rice	**Same**	
(NAME)	(NAME)	
2219 Fernwood Dr.		**082160E026.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		
(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, **Tanya M. Fitzgerald, unmarried, and Jeffrey A. Rice, unmarried,** ("Grantor") does hereby quitclaim any interest Grantor may have unto **Tanya M. Fitzgerald and Jeffrey A. Rice, as tenants in common with rights of survivorship** ("Grantee") his/her/its/their heirs, successors and assigns, any and all interest in 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. 305 together with parking space #9, and the appurtenant interest in the common elements of City View Lofts Condominiums, a Horizontal Property Regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tanya M. Fitzgerald and Jeffrey A. Rice by Warranty deed from Marc R. Minish, unmarried, of record in Instrument No. 20160707-0069592 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 7, 2016; Jeffrey A. Rice is correctly known as Jeffry A. Rice.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.

This ☒ Improved ☐ Unimproved property known as: **800 Woodland St., Unit 305, Nashville, TN 37206**

Witness our hands this the 3rd day of November, 2023

Tanya M. Fitzgerald

Jeffrey A. Rice
AKA Jeffry A. Rice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

* AKA Jeffry A. Rice

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tanya M. Fitzgerald and Jeffrey A. Rice***, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of November, 2023.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, **Tammy Carney,** 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 this the 3rd day of November, 2023.

Affiant Signature

Date 11/3/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027