Karen Johnson Davidson County
Batch# 1077222 DEEDQC
12/01/2023 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231201-0092933

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 1 day of ~~November~~ December, 2023. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Jason B. Garner 320 Old Hickory #1006 Nashville, TN 37221	Send Tax Bills To: Jason B. Garner 320 Old Hickory #1006 Nashville, TN 37221	Tax Information: Map and Parcel No.: 128-12-0A-053.00-CO

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, Anita Peterman , unmarried, ("Grantor"), does hereby quitclaim, transfer and convey unto Jason B. Garner, 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 320 Old Hickory #1006, Nashville, TN 37221.

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 1 day of ~~November~~ December, 2023.

Anita Peterman

Anita Peterman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, the 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, at office, this 1 day of ~~November~~ December, 2023.

Claire H. Jenkins

Notary Public

My Commission Expires: 7/7/27

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. 53, Building 10, on the Plan of Section 8, Phase 1A, Eagle Ridge at the Reserve Condominiums, a 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. 5 to the Master Deed of record in Instrument No. 20020313-0031653, 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 Master Deed. Reference is hereby made to the plat of Eagle Ridge 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 identification and description of said unit.

Being the same property conveyed to Jason B. Garner and Anita Peterman by Warranty Deed dated June 30, 2017, from Henderson Worldwide Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20170714-0070882, in the Register's Office of Cheatham County, Tennessee.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO, AND NO INDEPENEDENT TITLE EXAMINATION WAS CONDUCTED BY PREPARER. THE LEGAL DESCRIPTION CONTAINED HEREIN IS TAKEN FROM THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

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 12/1/23 (date of document).

Affiant Signature

12/1/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027