Karen Johnson Davidson County
Batch # 1120032 DEEDQC
04/08/2024 08:45:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240408-0024473

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Bailey S. Rose
320 Old Hickory Blvd., #703
Nashville, TN 37221

Send tax notice to: Bailey S. Rose
320 Old Hickory Blvd., #703
Nashville, TN 37221

Map and Parcel No. 128120A03900CO

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, I, **Donna Qualls**, married, ("Grantor") this day hereby quitclaims, conveys and transfers unto **Bailey S. Rose**, unmarried, ("Grantee"), Grantor's entire interest in and to the following parcel of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Unit No. 39, Building No. 7 on the Plan of Section 7, Phase IA, Eagle Ridge at the Reserve Condominiums, as established by a Master Deed and By-Law, of record in Instrument No. 20011011-0110875, as supplemented and amended in Instrument No. 20020524-0063776, as corrected in Instrument No. 20020530-0065658, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Exceptions to Title:

Rights of the Co-Owners of Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company in the general common elements and limited common elements as set forth in the Master Deed recorded in Instrument No. 20011011-0110875, Supplement and Amendment recorded as Instrument No. 20020524-0063776, Correction to Supplement and Amendment recorded as Instrument No. 20020530-0065658, in the Register's Office of Davidson County, Tennessee.

Grant of Easement recorded on September 24, 2014 in Instrument No. 20140924-0087653 in the Register's Office of Davidson County, Tennessee.

Charter of Eagle Ridge at the Reserve Homeowners' Association, Inc. recorded as Instrument No. 20010112-0003836 and Articles of Amendment to the Charter recorded as Instrument No. 20010112-003839, in the Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record. This property is commonly known as 320 Old Hickory Blvd., #703, Nashville, TN 37221.

Being the same property conveyed to Bailey S. Rose, unmarried, and Donna Qualls, married, as joint tenants with right of survivorship, from Wyatt Chocklett and Pia Chocklett, husband and wife, of record in Instrument No. 20170728-0076500, Register's Office Davidson County, Tennessee.

The Grantor affirms that the property described herein is not her primary residence.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 15 day of FEBRUARY, 2024.

Donna Qualls

DONNA QUALLS

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ OVERTON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Donna Qualls** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of FEBRUARY, 2024.

Kenneth E Dodson II
NOTARY PUBLIC

My Commission Expires: 7-6-2024

KENNETH E. DODSON, II STATE OF TENNESSEE NOTARY PUBLIC OVERTON COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF ~~WILLIAMSON~~ OVERTON)

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Donna Qualls
DONNA QUALLS, AFFIANT

Sworn to and subscribed to before me on the 15 day of FEBRUARY, 2024.

Kenneth E Dodson II
NOTARY PUBLIC

My Commission Expires: 7-6-2024

KENNETH E. DODSON, II STATE OF TENNESSEE NOTARY PUBLIC OVERTON COUNTY