Karen Johnson Davidson County
Batch# 1164885 DEEDQC
08/01/2024 11:57:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240801-0058421

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

Record and Return to: Michael P. Foley, 399 Congress St, Apt 929, Boston, MA 02210

Order Number: 74068284

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **MICHAEL P. FOLEY**, unmarried, as to life estate interest, and **NANCY F. FOLEY**, unmarried, as to the remainder interest, for Ten Dollars Zero Cents ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **MICHAEL P. FOLEY**, unmarried, whose address is 399 Congress St, Apt 929, Boston, MA 02210, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B-7 OF THE VILLAGE AT GRASSMERE F/K/A OAKCREST 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 OF RECORD IN BOOK 5884, PAGE 960, AS AMENDED IN BOOK 9559, PAGE 939 AND INSTRUMENT NO. 20041102-0131823, AND AS AMENDED AND RESTATED IN INSTRUMENT NO. 20070301- 0025595, OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF OAKCREST CONDOMINIUM, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 413, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

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Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 133 14 0A 026.00
Street address of property: 420 Elysian Fields Road, Apartment B7, Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20200820-0093736 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Michael P. Foley, 399 Congress St, Apt 929, Boston, MA 02210

Signed this 2nd day of July, 2024,

Signature(s) of Grantor(s) (1 of 2):

Michael P. Foley

STATE OF Massachusetts, COUNTY OF Suffolk, SS:

BE IT REMEMBERED That on this 2nd day of July, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Michael P. Foley**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

GIRARD FRANCOIS
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires 06/30/2028

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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Signed this 17th day of July, 2024,

Signature(s) of Grantor(s) (2 of 2):

Nancy F. Foley

Nancy F. Foley

STATE OF Tennessee, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 17th day of July, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Nancy F. Foley**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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All Purpose Acknowledgement

State of: Tennessee

County of: Williamson

On this 17th day of July 2024, before me Leslie Isabell, a Notary Public, personally appeared Nancy E. Foley,

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

Witness my hand and seal:

Printed Name:
My commission expires: 3/20/28

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: Deed

Document Date: July 17, 2024 Number of Pages: 3 of 4

Signers other than named above: None

OATH OF CONSIDERATION

I or we, Michael P. Foley, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Ten Dollars Zero Cents Dollars ($10.00).

Signed this 26 day of July, 2024,

Signatures of Affiant(s):

Michael P. Foley

Sworn and subscribed before me this 26th day of July, 2024

Notary Public

GIRARD FRANCOIS
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires 06/30/2028

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Tennessee Certification of Electronic Document

I, Sam Rider, 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 7/26/2024 (date of document).

Affiant Signature

Jul 29, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 29 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE