Karen Johnson Davidson County
Batch# 1240403 DEEDQC
02/25/2025 10:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250225-0013732

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Leroy Davis** ("Grantor"), unmarried, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Leroy Davis and Kassandra Barrett, with rights of survivorship,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 41, Unit 1 on the Condominium site plan of Phase One, Sections One and Two, Patio Villa of record in Plat Book 5200, Page 458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description and further established by the Master Deed of record in Book 5970, page 829, as re-recorded in Book 6014, page 978, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owner.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20171031-0111603** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 24 day of **February, 2025.**

LeRoy Davis
Leroy Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Leroy Davis**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of **February, 2025.**

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 24 day of **February, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

PROPERTY ADDRESS:	**901 Patio Drive** **Nashville, TN 37214**
TAX PARCEL NO.:	**108-07-0A-001.00-CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Leroy Davis and Kassandra Barrett** **901 Patio Drive** **Nashville, TN 37214**
MAIL TAX BILLS TO:	**Leroy Davis and Kassandra Barrett** **901 Patio Drive** **Nashville, TN 37214**

Certificate of Authenticity

I, Holly A Meeson, 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 2/24/25.

Affiant Signature

2/24/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 24 day of February, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028