QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1262847 DEEDQC
04/22/2025 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $894.89
20250422-0030414

STATE OF ~~TENNESSEE~~ KR California
COUNTY OF ~~DAVIDSON~~ KR San Diego
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,862.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of March, 2025.

KR 4/11/2025

Notary Public

COMMISSION EXPIRES: 10/26/2025
(AFFIX SEAL)

KEVIN REED
Notary Public - California
San Diego County
Commission # 2500993
My Comm. Expires Oct 26, 2028

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Melody Renea Carson Holt, a married woman	US Community Credit Union	135 11 0C 058.00
(Name) 171 Nashboro Grns Nashville, TN 37217	**P.O. Box 140570**	
(Address)	**Nashville, TN 37214**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Anthony S. Holt, a married man, hereinafter referred to as Grantor(s), hereby quitclaim to Melody Renea Carson Holt, a married woman his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

A certain tract or parcel of land located in Davidson County, State of Tennessee. described as follows, to-wit;

Being Unit 215 on the Plan of Horizontal Property Regime. Private Element Plat, Nashboro Village-Tract 18, Phase Two of record in Instrument No 20010423-0039877, amending. Plat Book 9700, Page 968, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Anthony S. Holt, an unmarried man from Norman Robinson, an unmarried man by Warranty Deed dated February 11, 2014 and recorded on February 12, 2014 in Instrument No. 20140212-0012309, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Anthony S. Holt, a married man has hereunto set his/her/their signature, on this, the 11 day of ~~March~~ KR April, 2025.

Anthony ~~S.~~ Holt

STATE OF ~~TENNESSEE~~ KR California

COUNTY OF ~~RUTHERFORD~~ KR San Diego

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Anthony S. Holt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of ~~March~~ KR April, 2025.

Notary Public

My Commission Expires: 10/26/2028

(SEAL)

KEVIN REED
Notary Public · California
San Diego County
Commission # 2500993
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Certificate of Authenticity

I, Amanda Maynor, 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

April 11, 2025.

Date

Affiant Signature

April 21, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **21** day of **April**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON