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

Karen Johnson Davidson County
Batch# 1334821 DEEDQC
10/16/2025 12:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251016-0082421

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, **Vernese Magee** ("Grantor"), a single woman, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Cassandra M Price and husband, Frank R Price, Sr,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit No. 210 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument Number 20171116-0117974, and corrected by Scrivener's Affidavit of record in Instrument Number 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhomes Planned Unit Development of record in Instrument Number 20180105-0001817, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Sarah Watterson, married by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20190109-0002361 Register's Office for Davidson County, Tennessee, dated January 8, 2019 and recorded on January 9, 2019.

Sarah Watterson died on or about July 20, 2020. For further reference see Affidavit of Heirship of record in Instrument Number 20220314-0029620, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Vernice McGee, unmarried by Quitclaim Deed from Yasmine Romero, unmarried of record in Instrument No. 20220314-0029621 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 14, 2022. Quitclaim Deed corrected by Scrivener's Affidavit of record in Instrument Number 20220322-0032760, said Register's Office to correct grantee name to Vernice Magee.

AND

Being the same property conveyed to Vernese Magee by Quitclaim Deed from Angel Romero of record in Instrument No. 20230317-0019511 Register's Office for Davidson County, Tennessee, dated March 1, 2023 and recorded on March 17, 2023.

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.

IN TESTIMONY WHEREOF I/we have executed this instrument the 14th day of **October, 2025.**

Vernese Magee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 14 day of **October, 2025.**

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 14th day of **October, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/6/2029

PROPERTY ADDRESS:	**2101 Portway Alley, Nashville, TN 37207**
TAX PARCEL NO.:	050-02-0B-210.00-CO
PROPERTY OWNER:	**Cassandra M Price and husband, Frank R Price, Sr**
OWNER'S ADDRESS:	2101 Portway Alley Nash. TN 37207
MAIL TAX BILLS TO:	new owner

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MEMORIE WHITE

Certificate of Authenticity

I, _____, 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 this 14 day of October, 2025.

_____
Affiant Signature

10/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of October, 2025

_____
Notary's Signature (Notary Seal)



My Commission Expires: 9/7/2026