Karen Y Johnson Davidson County
Batch# 146142 DEEDQC
09/27/2018 01:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180927-0095932

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
J. Dylan Burroughs and Lindsey Cloutier Burroughs 1520 B Kirkwood Ave Nashville, TN 37212	New Owner	117-4-T-2.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

J. Dylan Burroughs
Affiant

Subscribed and sworn to before me, this the 27 day of September, 2018.

Notary Public

My Commission Expires: 9-20-21
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Dylan Burroughs**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **J. Dylan Burroughs and Lindsey Cloutier Burroughs, husband and wife**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B on the plan of 1520 Kirkwood Avenue Townhomes, created under Title 66, Section 27-103 (b), et seq., as amended, Tennessee Code Annotated, and as shown on exhibit of the Declaration of Covenants, Conditions and Restrictions for 1520 Kirkwood Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20140320-0023034, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of 1520 Kirkwood Avenue Townhomes shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

AND BEING the same property conveyed to J. Dylan Burroughs by Warranty Deed from Dileep Sachan, dated December 21, 2016, and recorded December 27, 2016, in Instrument No. 20161227- 0135300, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1520 B Kirkwood Ave., Nashville, TN 37212**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 27 day of September, 2018.

J. Dylan Burroughs

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. Dylan Burroughs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 27 day of September, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission Expires: 9-20-21

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)