Karen Johnson Davidson County
Batch# 228876 DEEDQC
05/13/2019 09:54:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190513-0044512

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT File #: 190219224

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

KGN
Affiant

Subscribed and sworn to before me, this 10 day of April 2019.

Notary Public

My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 1, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erin Pease and Jose Francisco Alvarado Arroyo 506 Acklen Park Drive Nashville, TN 37205	New Owner	Part of: 104 01 0 401.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Erin Pease, married** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Erin Pease and Jose Francisco Alvarado Arroyo, wife and husband**, their heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 506 Acklen Park, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 506 Acklen Park, a Horizontal Property Regime, of record in Instrument Number 20180222-0017030 Amended in Instrument Number 20190205-0011072, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed by Warranty Deed from Mary Evelyn Johnson, unmarried to Ke Qin, a single man, as recorded on the 14th day of September, 2017 in Instrument No. 20170914-0094182; Quitclaim Deed from Eva Johnson, unmarried to Mary Evelyn Johnson, as recorded on the 12th day of April, 1984 in Deed Book 6269, Page 11 and Warranty Deed from S. D. Harrison Company, Inc., a Tennessee Corporation to Mary Evelyn Johnson, Unmarried and Eva Johnson, as joint tenants with right of survivorship, as recorded on the 17th day of December, 1959 in Deed Book 2997, Page 355, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Erin Pease, married by Warranty Deed from Ke Qin, a single

man of record in Instrument No. 20190502-0041007 , , in the Register's Office of Davidson County, Tennessee.

This is improved property known as 506 Acklen Park Drive Nashville, TN 37205.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of April, 2019.

Erin Marie Pease

Erin Pease

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erin Pease**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of April 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021