Karen Johnson Davidson County
Batch# 230139 DEEDQC
05/15/2019 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190515-0045754

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS May 13, 2019

Notary Public

COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Tyler Crafton	Angel Oak Mortgage	105 10 0R 002.00
(Name) 1813 Beech Ave , Unit 2 Nashville, TN 37203	Two Lakeside Commons 980 Hammond Dr., Ste 200	
(Address)	Atlanta, GA 30328	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Tyler Crafton, a married man, hereinafter referred to as Grantor(s), hereby quitclaim to Tyler Crafton and Tracy Crafton, husband and wife, his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Unit 2, Beech Avenue Residences, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Beech Avenue Residences, of record in Instrument No. 20170313-0024250 amended as Instrument No. 20180710-0066462, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Michael Kaplan, a married man by Warranty Deed from 1813 Beech Avenue, LLC, a Tennessee Limited Liability Company dated June 24, 2016 and recorded June 24, 2016 as Instrument No. 20160624-0064835, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Kaplan Ventures LLC by Quitclaim Deed from Michael Kaplan dated May 8, 2017 and recorded May 11, 2017 as Instrument No. 20170511-0046896, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit recorded July 13, 2017 as Instrument No. 20170713-0070691, in said Register's Office for Davidson County, Tennessee.*

Further being the said property conveyed to Tyler Crafton, a married man, by Warranty Deed from Kaplan Ventures LLC dated May 13, 2019 and recorded _____ as Instrument No. -201905150045752_____ in said 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 Tyler Crafton has hereunto set his/her/their signature, on this, the 13th day of May, 2019.

Tyler Crafton

STATE ~~OF TENNESSEE~~ GA

COUNTY OF CHEROKEE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tyler Crafton, the 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 13th of May, 2019.

Notary Public

My Commission Expires: 10/29/2019

(SEAL)

C DANIEL CALLAHAN NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 29, 2019 GWINNETT COUNTY, GEORGIA

True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, _____, a notary public for this county and state, personally appeared _____ (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature S-E-A-L Comm exp: _____

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)