THIS INSTRUMENT WAS PREPARED BY :
Advantage Title and Escrow, Inc. 1321 Murfreesboro Rd. Ste. 823 Nashville, TN 37211

FROM: Meghan L. Izaguirre and husband, Aaron P. Izaguirre

TO: Jeremy Bockman

Karen Johnson Davidson County
Batch# 241018 **DEEDQC**
06/10/2019 01:51:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190610-0055429

QUITCLAIM DEED

Address of New Owner:
Jeremy Bockman
306 Queen Ave
Nashville, TN 37207

Send Tax Bills To:
owner

Map & Parcel
071-080-K-001

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever greater, for this transaction is
$ 0.00
affiant
Subscribed and sworn to before me this
the 4th day of March, 2019
Notary Public
Commission Expires:

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Prepared from information furnished by the parties

We, **Meghan L. Izaguirre and husband, Aaron P. Izaguirre** , do hereby quitclaim to **Jeremy Bockman** his Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Exhibit "A" attached

Being the same property conveyed to Jeremy Bockman as of record in instrument #20140616-0052125 said Register's Office

This is improved property known as: 306 Queen Ave, Nashville, TN 37207.

Witness our/my hand(s) this the 4 day of ~~March,~~ June 2019.

Meghan L. Izaguirre **Aaron P. Izaguirre**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Meghan L. Izaguirre and Aaron P. Izaguirre** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 4 day of ~~March,~~ June 2019.

Notary Public
Commission Expires: 5-23-23

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

EXHIBIT "A"

Land in Davidson County, Tennessee Being Unit A of The Cottages of **306 Queen Avenue**, A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and restrictions for The Cottages of **306 Queen Avenue** of record in instrument # 20170721-0074216 and amended in instrument #20180320-0026296 and further a second amendment in instrument # 20190610-0055428, in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described said instrument and amendments, Unit Owners, and the Bylaws of the Association of Owners, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the owner.

Being the same property as conveyed to Jeremy Bockman by deed of record in instrument # 20140616-0052125, and further conveyed to Meghan L. Izaguirre and Aaron P. Izaguirre said Register's Office for said County., in instrument # 20180329-0029587.

Being **306 Queen Avenue** Nashville, TN 37207