Karen Johnson Davidson County
Batch# 316945 DEEDQC
11/18/2019 12:46:19 PM 2 pgs
Fees: $13.00 Taxes: $147.38
20191118-0118653

Prepared by and Returnable to:
Ashworth Law Firm, PLLC (RCA)
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Christopher Paxton 1118A Sharpe Avenue Nashville, TN 37206	New Owner	083-01-0-D-001.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **Jason Boase**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **Christopher Paxton**, hereinafter called **"GRANTEE,"** his successors, heirs, representatives, and assigns, all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County County, Tennessee, to wit:

> Land in Davidson County County, Tennessee being Unit 1118-A, on the Plan of Homes at 1118 Sharp Avenue, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions for Homes at 1118 Sharpe Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131220-0128909 Register's Office for Davidson County, Tennessee, said Unit being shown on the Plat attached as Exhibit B to said Declaration, to which reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Christopher Paxton, unmarried, and Jason Boase, unmarried, as joint tenants with common law rights of survivorship, by deed from TM Investment, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20140904-0080680, dated August 29, 2014, Register's Office for Davidson County, Tennessee.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent.

This is improved property known as 1118A Sharpe Avenue, Nashville, TN 37206. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31ST day of OCTOBER, 2019.

Grantor:

Jason Boase

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jason Boase, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of October, 2019.

Ashley Sedillo
Notary Public

My commission expires: 07-22-2023

ASHLEY SEDILLO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $ 39,833.00

AFFIANT

Subscribed and sworn to before me, this 31 day of October, 2019.

Ashley Sedillo
Notary Public

My Commission Expires: 07-22-2023

ASHLEY SEDILLO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY