QUITCLAIM DEED

R-F&M-19-311

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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 THE 4th DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Parker Cason and Chelsey Cason	New owner	
(NAME)	(NAME)	**106-13-0E-002.00-CO**
311 Leafland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson
Batch# 327864
12/10/2019 03:00:05 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20191210-0127447

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PARKER CASON AND CHELSEY CASON, FKA CHELSEY DUBLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PARKER CASON AND CHELSEY CASON, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "311" of The Cottages at 309 and 311 Leafland Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at 309 and 311 Leafland Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170530-0053475, Register' s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Cottages at 309 and 311 Leafland Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit " B" to said Declaration appearing of record as instrument No. 20170530-0053475, and By-Laws appended thereto as Exhibit "C", said Register' s Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Parker Cason and Chelsey Duble, husband and wife by Warranty deed from Jason Bockman of record in Instrument No. 20180309-0022351 Register's Office for Davidson County, Tennessee, dated March 07, 2018 and recorded on March 09, 2018.

The said Chelsey Duble is now known as Chelsey Cason.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **311 Leafland Avenue, Nashville, Tennessee 37210**.

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

Parker Cason

Chelsey Cason FKA Chelsey Duble

Chelsey Cason FKA Chelsey Duble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARKER CASON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHELSEY CASON FKA CHELSEY DUBLE, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Parker and Chelsey Cason
311 Leafland Avenue
Nashville, TN 37210