Karen Johnson Davidson County
Batch# 328792 DEEDQC
12/12/2019 02:47:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191212-0128365

This Instrument Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Smallbone, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of his interest and convey unto **Brooke Smallbone, a married woman**), hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 23 on the Plan of The Flats at Highland Heights of record in Declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-0010060, as amended in Instrument No. 20150609-0054331, and in Instrument No. 20151117-0116729, said plan being shown on Exhibit B to said amendment, in the 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 D223, LLC, a Tennessee, limited liability company, by special warranty deed from D220, LLC, a Tennessee, limited liability company, D222, LLC, a Tennessee, limited liability company, D223, LLC, a Tennessee, limited liability company, of record in Instrument No. 20140723-0065568 Register's Office for Davidson County, Tennessee, dated 07/23/2014 and recorded on 07/23/2014.

Being a portion of the same property conveyed to D223, LLC, a Tennessee, limited liability company by warranty deed from Michael B. Taylor and wife, Barbara J. Taylor of record in Instrument No. 20131023-0110391 Register's Office for Davidson County, Tennessee, dated 09/20/2013 and recorded on 10/23/2013.

Being a portion of the same property conveyed to D220, LLC, a Tennessee, limited liability company, D222, LLC, a Tennessee, limited liability company, by warranty deed from Gloria Benson of record in Instrument No. 20130916-0097113 Register's Office for Davidson County, Tennessee, dated 08/30/2013 and recorded on 09/16/2013.

Being a portion of the same property conveyed to D220, LLC, a Tennessee, limited liability company by warranty deed from Kenneth J. Polly and William R. Hostettler of record in Instrument No. 20130715-0072630 Register's Office for Davidson County, Tennessee, dated 07/11/2013 and recorded on 07/15/2013.

Being further conveyed to Daniel Smallbone and Brooke Ashton Smallbone, husband and wife, by Deed from D223, LLC, a Tennessee limited liability company, dated November 2, 2016, recorded November 7, 2016, and appearing of record in Instrument No. 20161107-0117857, Register's Office for Davidson County, Tennessee.

Being known as 719 Douglas Ave, Unit 3 Nashville, TN 37207.

IN WITNESS WHEREOF, I have hereunto set my hand on this 31st day of October, 2019.

Daniel Smallbone

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Daniel Smallbone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 31st day of October, 2019.

Notary Public

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Douglas R. Sipes
Commission Expires
03-08-2021

2

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Brooke Smallbone 719 Douglas Ave, Unit 3 Nashville, TN 37207	New Owner	Davidson County: 071-16-0A-023.00-CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at ~~a fair~~ voluntary sale.

Affiant

Sworn to and subscribed before me 31st day of October, 2019.

Notary Public

My Commission Expires:

~~Douglas R. Sipes~~
Commission Expires
03-08-2021

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON