THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 347964 DEEDQC
01/24/2020 09:04:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200124-0008746

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00

Affiant

Subscribed and sworn to before me, this 17th day of January, 2020.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David B. Clem, Jr. 1013B Alice St Nashville, TN 37218	New Owner	070070B00200CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is **David B. Clem, Jr., an unmarried man and Kathleen A. Voss, an unmarried woman** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey **Kathleen A. Clem and David B. Clem, Jr., wife and husband**, their heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Unit B of The Homes at 1013 Alice Street, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for The Homes at 1013 Alice Street, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20160706-0069040, 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 Homes at 1013 Alice Street, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record in as Instrument Number 20160706-0069040 and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by Warranty Deed from Waterfront Management Group, LLC, a Tennessee Limited Liability Company to David B. Clem Jr., an unmarried man and Kathleen A. Voss, an unmarried woman as recorded on the 15th day of June, 2018 in Instrument No. 20180615.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of January, 2020.

David B. Clem, Jr.

Kathleen A. Voss n/k/a Kathleen A. Clem

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David B. Clem, Jr. and Kathleen A. Voss n/k/a Kathleen A. Clem with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022