39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 352518 DEEDQC
02/03/2020 12:29:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200203-0012180

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Brian Chase, unmarried and Tonya Chase, unmarried,** do hereby quitclaim unto **Brian Chase, unmarried man** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Unit A, 2403 Elliott Avenue Residences, as shown on Exhibit C of Declaration of Covenants, Conditions and Restrictions for 2403 Elliott Avenue Residences, of record in Instrument No. 20171221-0130228, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brian Chase and Tonya Chase, husband and wife by deed from KW Properties, LLC, A Tennessee limited liability property, dated March 7, 2019, of record in Inst. No. 20190308-0021512. Register's Office for Davidson County, Tennessee. Brian Chase and Tonya Chase are now divorced.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely in to **Brian Chase, unmarried man**

This is improved property, known as: 2403 A Elliott Avenue, Nashville, TN 37204

WITNESS THE EXECUTION HEREOF this 24th day of January, 2020.

Brian Chase

State of Tennessee)
County of Davidson)

On this 24th day of January, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Brian Chase** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public — My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WITNESS THE EXECUTION HEREOF this 17th day of January, 2020.

Tonya Chase

State of Tennessee)
County of Davidson)

On this 17th day of January, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Tonya Chase** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public — My Commission Expires: 11/3/2021

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $0.00.

Affiant

Sworn and subscribed before me on this the 24th day of January, 2020.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Brian Chase	Pinnacle Bank	105-14-0R-001.00
2403 A Elliott Avenue	150 3rd Avenue South, Suite 1000	
Nashville, TN 37204	Nashville, TN 37201	