Karen Johnson Davidson County
Batch# 359109 DEEDQC
02/18/2020 09:59:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200218-0017693

This Instrument Prepared by:
SHANNON C. SMITH
Attorney at Law
P.O. Box 150888
Nashville, Tennessee 37215-0888
615-410-7692

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

DAWN G. PATRICK, AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this 13th day of February, 2020.

MELODI L GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES OCTOBER 23, 2023

NOTARY PUBLIC

My Commission Expires: 10/23/2023

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**TAX INFORMATION**
Dawn G. Patrick 2000 Ashwood Avenue Nashville, Tennessee 37212	SAME AS OWNER	Map - Parcel Numbers 104-16-L-1.00 out of 104-16-58.00

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, under Docket No. 19D626, I, **Jon Burt Patrick,** by these presents do hereby quitclaim and convey unto **Dawn Gillespie Patrick**, to her heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A of Homes At Ashwood And 20th, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At Ashwood And 20th, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160921-0099638, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes At Ashwood And 20th, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160921-0099638 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dawn G. Patrick, Married by Warranty Deed from Aspen Construction, LLC, a Tennessee limited liability company, executed November 17, 2017 and recorded November 21, 2017 of record in Instrument Number 20171121-0119232, Register's Office for Davidson County, Tennessee.

This is improved property, commonly known as 2000 Ashwood Avenue, Nashville, TN 37212.

THIS INSTRUMENT PREPARED SOLELY FROM INFORMATION FURNISHED BY THE PARTIES HERETO. NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN. THE PARTIES HAVE WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

WITNESS my hand this 16 day of January, 2020.

JON BURT PATRICK

STATE OF Alabama)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon Burt Patrick, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Colera, AL,

this 16th day of January, 2020.

COLBY KEY NOTARY PUBLIC ALABAMA STATE AT LARGE

NOTARY PUBLIC

My Commission Expires: 07/13/2021