Karen Johnson Davidson County
Batch# 383211 DEEDQC
04/08/2020 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200408-0037085

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Nicholas G. South Hannah S. South 1914A Kimbark Drive Nashville, TN 37215	New Owner	131-02-1D-001

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nicholas Garrett South, a married man and Hannah S. Sitter NKA Hannah S. South, a married woman,** by these presents does hereby quitclaim and convey unto **Nicholas G. South and Hannah S. South, Husband and Wife,** his heirs, successors and assigns, her rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit A of 1941 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1941 Kimbark Drive Cottages, a Horizontal Property Regime with Private elements, of record as Instrument No. 20171013-0105024, 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 1941 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements Contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing of record as Instrument No. 20171013-0105024, and By-Laws appended thereto as Exhibit "B", 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 a portion of the same property conveyed to Volunteer Builders, LLC, a Tennessee Limited Liability Company by Warranty deed from Moseley Partners, a Tennessee General Partnership (as to Tract 1) and HTC VII Partners, a Tennessee General Partnership (As to Tracts II, III and IV) of record in Instrument No. 20170802-0078576 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

Being the same property conveyed to Nicholas Garrett South, an unmarried man, and Hannah S. Sitter, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Volunteer Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180904-0086915 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 04, 2018.

Being also known as 1941A Kimbark Drive Nashville, Tennessee 37215.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
26th day of March 2020.

Affiant

My commission expires:
(Affix Seal)

5-2-22

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26th day of March, 2020.

BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Nicholas G. South

Hannah S Sitter NKA Hannah S South

Hannah S. Sitter NKA Hannah S. South

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Nicholas G. South and Hannah S. Sitter NKA Hannah S. South,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 26th day of March 2020.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022