Karen Johnson Davidson County
Batch# 423388 DEEDQC
06/23/2020 08:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200623-0067224

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:
Chas Werner Samatha Nicole Werner 841A Dewees Avenue Nashville, TN 37204	New Owner	118-02-0-088.00

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 **Chas Werner, married***, by these presents does hereby quitclaim and convey unto **Chas Werner and Samantha Nicole Werner, Husband and Wife,** their heirs, successors and assigns, his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 1 of Homes at 841 Dewees Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 845 Dewees Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 201905160046048, 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, property, co-owners and tenants of Homes at 841 Dewees Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 201905160046048, and Bylaws 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 Chas Werner, a single man by Warranty deed from Jonathan Blake, an unmarried man of record in Instrument No. 20130402-0032240 Register's Office for Davidson County, Tennessee, dated March 29, 2013 and recorded on April 02, 2013.

Being also known as 841A Dewees Avenue Nashville, TN 37204.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
19th day of June, 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19th day of June, 2020.

Chas Werner

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 **Chas Werner,** 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 19th day of June, 2020.

Notary Public

My Commission Expires: 5-2-22



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