Karen Johnson Davidson County
Batch# 429756 DEEDQC
07/01/2020 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200701-0071334

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE
County of DAVIDSON

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

Affiant Signature

Subscribed and sworn to before me on this the 29TH day of MAY, 2020.

Notary Public
My Commission expires

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Cason Cooley and Kathleen Cooley
2208 Elliott Avenue, Nashville, TN 37204

SEND TAX BILLS TO:
Property Owner

MAP AND PARCEL NUMBER:
105140S00100CO

QUITCLAIM DEED

20NT01341

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged WE,

Trent Dabbs and Kristen Dabbs, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

Cason Cooley and Kathleen Cooley, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1 of 2208 Elliot Avenue, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) located at Nashville, Davidson County, Tennessee, and described in Declaration of Protective Covenants, Conditions and Restrictions for 2208 Elliot Avenue, a Townhouse Planned Unit Development (Horizontal Property Regime), pursuant of Tennessee Code Annotated Section 66-27-103 (b), of record as Instrument No. 20171222-0130576, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictions covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2208 Elliot Avenue, a Townhouse Planned Unit Development (Horizontal Property Regime), contained in said Declaration, with the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20171222-0130576, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Carson Cooley and Kathleen Cooley, husband and wife and Trent Dabbs and Kristen Dabbs, husband and wife, as tenants in common, by Quit-Claim Deed from Kristen Dabbs, a married woman and Kathleen Cooley, a married woman, as tenants in common, dated 11-25-19 and recorded 11-26-19 in Document No. 20191126-0122377, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2208 Elliott Avenue, Nashville, TN 37204

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

Witness our hands this the 29TH day of MAY, 2020.

Trent Dabbs

Kristen Dabbs

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Trent Dabbs and Kristen Dabbs,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 29TH day of MAY, 2020

Notary Public
My Commission expires:

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

202007010071334

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021