Karen Johnson Davidson County
Batch# 435762 DEEDQC
07/13/2020 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200713-0075979

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $-0-. Affiant Subscribed and sworn to before me, this 10 day of July, 2020. Notary Public My commission expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., SUITE A
CLARKSVILLE, TN 37043

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Megan Youngblood **Anne Johnson Youngblood**	**NEW OWNER**	**083130M00100CO**
1504B Boscobel St.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Kristen D. O'Connor and Jordan Carl Wheeler, wife and husband** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Megan Youngblood and spouse, Anne Johnson Youngblood,** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Unit B, together with all the appurtenant elements as shown on Declaration of Covenants, Conditions and Restrictions for 1504 Boscobel Townhomes, of record in Instrument No. 20140521-0043276, as amended in 20141014-0094789, and as further amended in Instrument No. 20200709-0074540, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Kristen D. O'Connor by Warranty Deed from Legacy Properties, LLC, of record in Instrument No. 20150928-0098296, Register's Office for Davidson County, Tennessee. Kristen D. O'Conner conveyed her interest in subject property to Kristen D. O'Connor and Jordan Carl Wheeler, by Quitclaim Deed dated October 10, 2017, of record in Instrument No. 20171128-0121170, Register's Office for Davidson County, Tennessee.

By Way of Recital: *Subject property was erroneously conveyed as part of a parent parcel description to the Grantees herein in prior instrument 20150915-0093503, said Register's Office. It is the express purpose of this deed to convey any interest Grantors have in subject property to grantees. Grantees of this deed are simultaneously executing a Quitclaim Deed conveying any interest they have in Unit "A" of the Horizontal Property Regime to the Grantors herein.*

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This is improved property commonly known as 1504B Boscobel St, Nashville, TN 37206

WITNESS my/our hands this 9th day of July, 2020.

Kristen D. O'Connor

Jordan Carl Wheeler

STATE OF Virginia
COUNTY OF Virginia Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristen D. O'Connor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 9th day of July, 2020.

My commission expires: 05/31/2023

NOTARY PUBLIC

JAM LIAN S. GONZALES NOTARY PUBLIC COMMISSION EXPIRES 5/31/2023 Reg. # 7641962 COMMONWEALTH OF VIRGINIA

STATE OF Virginia
COUNTY OF Virginia Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jordan Carl Wheeler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 9th day of July, 2020.

My commission expires: 05/31/2023

NOTARY PUBLIC

JAM LIAN S. GONZALES NOTARY PUBLIC COMMISSION EXPIRES 5/31/2023 Reg. # 7641962 COMMONWEALTH OF VIRGINIA

CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

Theresa C Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022.

