Karen Johnson Davidson County Batch# 435762 DEEDQC 07/13/2020 08:58:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20200713-0075980	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
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE 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
Kristen D. O'Connor **Jordan Carl Wheeler**	**NEW OWNER**	**083130M00200CO**
1504A 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 **Megan Youngblood and spouse, Anne Johnson Youngblood** "GRANTOR", by these presents, does hereby quitclaim and convey unto, **Kristen D. O'Connor and Jordan Carl Wheeler, wife and husband** 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 A, 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 a portion of the same property conveyed to Megan Youngblood by Warranty Deed from Legacy Properties, LLC, of record in Instrument No. 20150915-0093503, Register's Office for Davidson County, Tennessee. Megan Youngblood conveyed her interest in subject property to Megan Youngblood and spouse, Anne Johnson, by Quitclaim Deed dated June 29, 2016, of record in Instrument No. 20160801-0078927, Register's Office for Davidson County, Tennessee. Anne Johnson and Anne Johnson Youngblood are one and the same individual.

By Way of Recital: *Subject property was erroneously conveyed as part of a parent parcel description to the Grantors 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 "B" of the Horizontal Property Regime to the Grantors herein.*

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

WITNESS my/our hands this 8th day of July, 2020.

Megan Youngblood

Anne Johnson Youngblood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Megan Youngblood, 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 8th day of July, 2020.

My commission expires: _____

NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne Johnson Youngblood, 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 8th day of July, 2020.

My commission expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

NOTARY PUBLIC

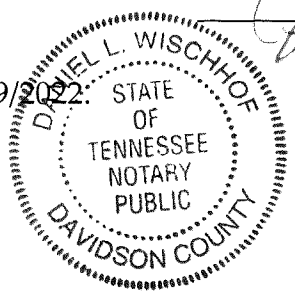
CERTIFICATE OF AUTHENTICITY

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.