Karen Johnson Davidson County
Batch# 436889 DEEDQC
07/14/2020 09:35:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200714-0076717

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

JANALEE BOROFF MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

WALTER E. NEWCOMB, AFFIANT

Subscribed and sworn to before me, this 10th day of July 2020.

NOTARY PUBLIC
My Commission Expires: 10/02/2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
WALTER E. NEWCOMB AND BERNARDITA C. NEWCOMB, CO-TRUSTEES 3804 B Tulane Court Nashville, TN 37215	New Owner	Map and Parcel No.: 116-12-0-N-002.00 CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Walter E. Newcomb and Bernardita C. Newcomb, (Collectively as "Grantor") do hereby quitclaim, transfer and convey unto Walter E. Newcomb and Bernardita C. Newcomb, Co-Trustees of the Newcomb Joint Revocable Trust, created December 21, 2018, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3804 B Tulane Court, Nashville, TN 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, along with its Private Elements and Limited Common Elements, of Tulane Estates, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Instrument No. 20140522-

0044300, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to the following: all matters appearing on the Plan of record in Book 1130, page 13; Declaration of Protective Covenants Conditions and Restrictions of record in Instrument No. 20140522-0044300; all of record in the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Walter E. Newcomb and Bernardita C. Newcomb, husband and wife, from jjb properties, llc, a Tennessee limited liability company aka JJB PROPERTIES, LLC, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20140609-0049770.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 10th day of July 2020.

Walter E. Newcomb, Co-Grantor

Bernardita C. Newcomb, Co-Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Walter E. Newcomb**, the Co-Grantor, 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 official seal at office, this 10th day of July 2020.

Notary Public

My Commission Expires: 10/02/2020

JANALEE BOROFF MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Bernardita C. Newcomb**, the Co-Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of July 2020.

Notary Public

My Commission Expires: 10/02/2023

JANALEE BOROFF MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY