PREPARED BY AND RETURN TO:
M. Todd Jackson, Attorney
*3326 Aspen Grove Drive, Ste. 400*
*Franklin, TN 37067*
*Ph. (615) 771-5143 Fax (615) 771-5895*

Karen Johnson Davidson County
Batch# 481836 DEEDQC
09/24/2020 09:39:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200924-0109695

20-CP-662

**Register Return to:**
**Land Title South, Inc.**
**3326 Aspen Grove Dr.**
**Suite 400**
**Franklin, TN 37067**

| ADDRESS OF NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Sierra Nicole Denefe and Andrew Denefe<br>5207B Louisiana Avenue<br>Nashville TN 37209 | New Owner |

**TAX MAP - PARCEL NUMBERS: 091071A00200CO**

# Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, I, **Sierra N. Denefe,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **Sierra Nicole Denefe and Andrew Denefe, wife and husband,** their heirs and assigns, all of their right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B of The Plan of 5207 Louisiana Avenue Townhomes, a Horizontal Property Regime as shown on Exhibit "A" of 5207 Louisiana Avenue Townhomes, of record in Instrument No. 20150825-0085790, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument of Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sierra N. Denefe, by Warranty Deed, from Clark Custom Homes, LLC, dated July 7, 2016, recorded July 19, 2016, of record in Instrument No. 20160719-0074445, Register's Office for Davidson County, Tennessee.

This property commonly known as: **5207B Louisiana Avenue, Nashville, TN 37209**

WITNESS MY HAND on this the 18 day of September, 2020.

**Sierra N. Denefe, a/k/a Sierra Nicole Denefe**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

***PERSONALLY APPEARED BEFORE ME***, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Sierra N. Denefe, a/k/a Sierra Nicole Denefe**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 18th day of September, 2020.

My commission expires:

Leslie M Collum
Notary Public (Seal)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

***I HEREBY SWEAR OR AFFIRM*** that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 18th day of September, 2020.

Katie Ellise
Affiant

**SWORN TO AND SUBSCRIBED BEFORE ME**, this the 18th day of September, 2020.

My commission expires:

Leslie M Collum
Notary Public (Seal)

