Karen Johnson Davidson County
Batch# 491389 DEEDQC
10/07/2020 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201007-0116261

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Ste 203
Franklin, TN 37069

File No.: TN2014270

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July, 2020 NOTARY PUBLIC My commission expires: 11/16/22

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Rd., Ste 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard F. Slonski and Caitlin Slonski 1542 Arthur Avenue Nashville, TN 37208	Richard F. Slonski and Caitlin Slonski, 1542 Arthur Avenue Nashville, TN 37208	081-12-0Z-001.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Richard F. Slonski and Caitlin Franks, n/k/a Caitlin Slonski, husband and wife,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby quitclaim all our right, title and interest unto **Richard F. Slonski and Caitlin Slonski, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of that Declaration of Covenants, Conditions, and Restrictions for The Arthur Avenue Townhomes, Phase II, a Horizontal Property Regime with Private Elements, recorded at Instrument #20150911-0092657, Register's Office for said County. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units' property, co-owners, and tenants of The Arthur Avenue Townhomes Phase II, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument #20150911-0092657, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby 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 Richard F. Slonski and Caitlin Franks, husband and wife, from Arthur Ave, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated July 26, 2017 and recorded July 26, 2017 in Instrument #20170726-0075893, said Register's Office. Caitlin Franks is one and the same as and now known as Caitlin Franks Slonski and Caitlin Slonski.

The address of the herein described property is believed to be 1542 Arthur Avenue, Nashville,

TN 37208.

WITNESS OUR HAND, this 24th DAY OF September 2020

Richard F. Slonski

Caitlin Franks, n/k/a Caitlin Slonski

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Richard F. Slonski and Caitlin Franks, n/k/a Caitlin Slonski, husband and wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 24th DAY OF September, 2020

SHANNON ZICCARDI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

Shannon Ziccardi
Printed Notary Name

My commission expires: My Commission Expires May 16, 2023

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022