Karen Johnson Davidson County
Batch# 494167 DEEDQC
10/13/2020 09:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201013-0118644

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Austen Grossman 318B Wilburn Street, Nashville, TN 37207	New Owner	082-07-0H-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Austen Grossman, a single woman, and Zachary Gautsch, a single man** by these presents does hereby quitclaim and convey unto **Austen Grossman, a single woman** her heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 318 Wilburn Street Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170718-0071939, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Anthonio D. Tucker by Warranty deed from Michael W. O'Neill of record in Instrument No. 20120608-0050433 Register's Office for Davidson County, Tennessee, dated June 8, 2012 and recorded on June 8, 2012.

Being the same property conveyed to Austen Grossman, a single woman, and Zachary Gautsch, a single man by Warranty deed from Anthonio D. Tucker, married, of record in Instrument No. 20200218-0017712 Register's Office for Davidson County, Tennessee, dated February 13, 2020 and recorded on February 18, 2020.

Being also known as 318B Wilburn Street, Nashville, TN 37207.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8 day of Oct 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY BAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8 day of October, 2020.

Zachary Gautsch

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and seal this the 8 day of October 2020.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property (**318B Wilburn Street, Nashville, TN 37207**) pursuant to a Quitclaim Deed prepared by Lockeland Law Group, PLC, ("Lockeland Law Group"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Lockeland Law Group, Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Lockeland Law Group is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Lockeland Law Group, Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

Zachary Gautsch

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and seal this the 8 day of October 2020.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

