Name and Address of New Owner:
Daniel Joseph Young and Taylor Kearns Young
6212B Louisiana Avenue
Nashville, TN 37209

Send Tax Bills To:
Daniel Joseph Young and Taylor Kearns Young
6212B Louisiana Avenue
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 501442 DEEDQC
10/26/2020 09:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201026-0123604

This Instrument Prepared By:
Anna Hall
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

Map & Parcel No: 091-01-0J-002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Taylor Kearns, a single person** "the Grantor," convey and quitclaim unto **Daniel Joseph Young and Taylor Kearns Young, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit 2 of 6212 Louisiana Avenue Cottages, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6212 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160725-0076377, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6212 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby made reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Taylor Kearns, a single person by Warranty deed from GMAT Holdings, GP of record in Instrument No. 20170612-0058861 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 12, 2017. Taylor Kearns having since married and is now known as Taylor Kearns Young.
>
> Being also known as 6212 B Louisiana Avenue, Nashville. Tennessee 37209.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of October, 2020.

(SEAL)
Taylor Kearns Young

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said State and County, , the within named bargainor, 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 official seal this 15th day of October, 2020.

BRETT MONTGOMERY TENNESSEE NOTARY PUBLIC My Comm Exp. 7/29/2024 COUNTY OF WILLIAMSON

Notary Public
My commission expires: 7/29/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of October, 2020.

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public
My commission expires:

File # B20-3069

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021