THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 510216 DEEDQC
11/09/2020 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201109-0131059

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Coartney Johnson and Benjamin S. Cooper 2134A Burns Street Nashville, TN 37216	Same as Owner	072-11-3R-001.00 CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Coartney Johnson, an unmarried person**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Coartney Johnson, an unmarried person, and Benjamin S. Cooper, an unmarried person, together as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, such right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land located in DAVIDSON County, Tennessee, and being **UNIT A**, BURNS TOWNHOMES, WHICH IS A PLANNED UNIT DEVELOPMENT, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING THE BURNS TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record at Instrument Number 20180320-0026223, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of UNITS A & B, BURNS TOWNHOMES set forth in Exhibit "B" of said Declaration for the location of the Unit described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20180320-0026223, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat of UNITS A & B, 1036 IVERSON TOWNHOMES set forth in Exhibit "B" of said Declaration, said Register's Office.

Being the same property conveyed to Coartney Johnson, an unmarried person, by Warranty Deed from Newsom Real Estate Investments, LLC, a Tennessee Limited Liability Company, of record on October 30, 2018, at Instrument No. 20181030-0107483, Davidson County Register of Deeds.

This is property commonly known as 2134A Burns Street, Nashville, TN 37216.

Witness our hands, this 2 day of November, 2020:

Coartney Johnson

Coartney Johnson

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Coartney Johnson** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2 day of **November, 2020**:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2 DAY OF **November, 2020**:

Amanda Minor

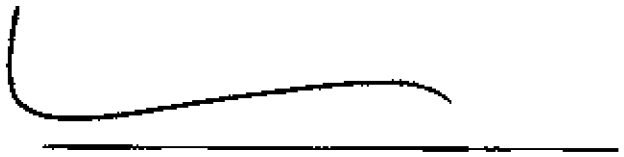
Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

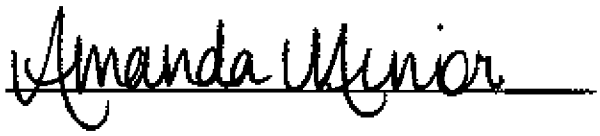
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

