THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow
580 Franklin Road, Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 544283 DEEDQC
01/04/2021 09:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210104-0000204

Address New Owner(s)
Krystal Chunaco and James G. Carden
1229 Bainbrdge Drive
Nashville, TN 37211

Send Tax Bills To:
Krystal Chunaco and James G. Carden
1229 Bainbrdge Drive
Nashville, TN 37211

Map & Parcel Nos.:
161-06-0A-102.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, Krystal Chunaco ("Grantor") does hereby quitclaim and convey unto **Krystal Chunaco and James G. Carden, wife and husband** ("Grantee"), her heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 102 on the Plan of Oakhill, Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" of the First Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Oakhill Townhomes of record in Instrument #20080325-0030014, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Krystal Chunaco, unmarried, from Erica K. Brown, nka Erica Kristen Haggerty, married, and Millie A. McCormick and Tom McCormick, husband and wife, by Warranty Deed dated August 5, 2014 and recorded August 11, 2014 in Instrument #20140811-0071905, said Register's Office.

The address of the herein described property is believed to be 1229 Bainbridge Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This is improved property known as **1229 Bainbridge Drive, Nashville, Tennessee 37211.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd **day of** December, **2020.**

STATE OF

COUNTY OF

The actual consideration **$0.**

AFFIANT

Subscribed and sworn to before me, this _____ **day of** _____, **2020.**

NOTARY PUBLIC

My Commission Expires:

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

[redacted]

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

K. WEISS
Notary Public - California
San Diego County
Commission # 2272638
My Comm. Expires Dec 23, 2022

Subscribed and sworn to (or affirmed) before me on this 22nd day of December, 2020,
Date *Month* *Year*
by
(1) Krystal Chunaco
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature K. Weiss
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: QCDeed as Affiant **Document Date:** 12/22/20
Number of Pages: 1 **Signer(s) Other Than Named Above:** _____

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Krystal Chunaco

STATE OF

COUNTY OF _____

Personally appeared before me, **Krystal Chunaco**, a Notary Public in and for said state and county, , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ **day of** _____**, 2020**.

_____
NOTARY PUBLIC

My Commission Expires:

_____

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

[redacted]

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 22nd day of December, 2020, by (1) Krystal Chunacs

(and (2)_____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

K. WEISS
Notary Public - California
San Diego County
Commission # 2272638
My Comm. Expires Dec 23, 2022

Signature K Weiss
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed Document Date: 12/22/20

Number of Pages: 2 Signer(s) Other Than Named Above: _____

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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