Karen Johnson Davidson County
Batch# 546445 DEEDQC
01/05/2021 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210105-0001519

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on 12/28/20.

NOTARY PUBLIC

My Commission Expires: 11/6/24

PATRICIA S HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael L. Danko, Trustee Michael L. Danko Living Trust 802 48th Avenue North Nashville, TN 37209	FirstBank 722 Columbia Avenue Franklin, TN 37064	091 11 0B 002.00

KNOW ALL MEN BY THESE PRESENTS that Michael Lawrence Danko, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Michael L. Danko, Trustee, or his successors in interest, of the Michael L. Danko Living Trust dated December 14, 2017, and any amendments thereto, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of 48th Avenue North 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 48th Avenue North Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130507-0046120 and Amendment of record in Instrument No. 20130516-0049517, Register's Office for Davidson County, Tennessee, 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 48th Avenue North Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130507-0046120 and Amendment of record in Instrument No. 20130516-0049517, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael Lawrence Danko, a single man, by Warranty Deed from Cindra K. Jones, a single woman, of record in Instrument No. 20180223-0017395, in the Register's Office of Davidson County, Tennessee, dated February 21, 2018 and recorded on February 23, 2018.

This property is known as 802 48th Avenue North, Nashville, Tennessee 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on 12/28/20.

Michael Lawrence Danko

(Notary acknowledgment on following page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/28/20, before me personally appeared Michael Lawrence Danko, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 12/28/20.

PSHill

NOTARY PUBLIC

My Commission Expires: 11/6/2024



Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY