Karen Johnson Davidson County
Batch# 583451 DEEDQC
03/03/2021 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210303-0027567

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me this 22nd day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 7/4/23

ADDRESS OF NEW OWNER:
Brian L David & Kristine Donahue
2510 Carter Avenue, #B
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

Map/Parcel 083040I00200

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Brian L. David, (herein, "Grantor")** hereby conveys all of his right title and interest to the hereinafter described property to **Brian L. David and Kristine Donahue, husband and wife, (herein, "Grantee"), their heirs, successors and assigns**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of Homes at 2510 Carter Avenue, a horizontal property regime established by Declaration of Restrictions Covenants, of record in Instrument No. 20140408-0029417, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration of Restrictive Covenants, and being located upon Lot No. 35 on the Plan of Rosebank Park of record in Book 1835, Page 26, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian L. David by Warranty Deed from Nashville REO Associates, LLC, a Tennessee limited liability company, dated March 31, 2016, of record in Instrument 201604010030972, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to grantee.

Brian L. David

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Brian L. David**, with whom I am personally acquainted, the bargainor, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 22nd day of February, 2021.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/9/22

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

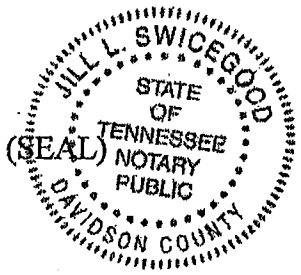
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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