THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch# 587340 **DEEDQC**
03/08/2021 04:03:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210308-0030302

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 5th day of March, 2021.

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ryan and Carey James 1821 14th Avenue North Nashville, TN 37208	New Owners	081 07 4S 002.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ryan Keaton James, unmarried and Carey Anne Black, unmarried, as tenants in common with right of survivorship,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Ryan Keaton James and Carey Anne Black James, Husband and Wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. B of HOMES AT 1821 14TH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Instrument No. 20190829-0087261, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ryan Keaton James, unmarried and Carey Anne Black, unmarried, as tenants in common with right of survivorship, of record in Instrument No. 20200923-0109167, in the Register's Office of Davidson County, Tennessee, dated September 21st, 2020, and recorded on September 23rd, 2020.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2021.

Ryan Keaton James

Carey Ann Black

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Ryan Keaton James and Carey Anne Black, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of March, 2021.

Notary Public

My Commission Expires: _____