Karen Johnson Davidson County
Batch# 602323 DEEDQC
03/29/2021 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210329-0040842

This Instrument Prepared by and should be returned to:

Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

State of Tennessee
County of Williamson

The actual consideration is $0.00.

Affiant

Subscribed and sworn to before me this 26th day of March, 2021.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary
Commission Expires: _____

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC OR TAYLOR C. GRILLS, ESQ. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Rohr 6208B California Avenue Nashville, TN 37209	NEW OWNER	091022K00200CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Matthew W. Lynn,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS/HER RIGHT, TITLE, AND INTEREST UNTO, **Jessica Rohr**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2 of 6208 CALIFORNIA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenatns, Conditions, and Restrictions for 6208 CALIFORNIA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, of record as

Instrument No. 20170517-0048724, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Jessica Rohr and Matthew W. Lynn, husband and wife, by Warranty Deed from Charles Lee Barroll, Jr. and Llora Darrah, husband and wife, dated September 29, 2020 and recorded on October 2, 2020 in Instrument No. 20201002-0114245, in the Register's Office for Davidson County, Tennessee.

This property is known as 6208 B California Avenue, Nashville, Tennessee 37209.

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions 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.

Witness my hand this 26 day of March, 2021.

Matthew W. Lynn

STATE OF Tennessee
COUNTY OF Williamson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew W. Lynn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of March, 2021.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5.23.23

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021