Prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. #290
Brentwood, TN 37027
File # B-21-1082

Karen Johnson Davidson County
Batch# 603297 DEEDQC
03/31/2021 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210331-0042132

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 22nd **day of** March **, 2021.**

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

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
1411 A Chester Ave	**New Owner**	**072 14 2R 001.00 CO**
Nashville, TN 37206		

name: Adam Townes

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Estate of William H. Woerner, Jr.,** hereinafter the Grantors, by these presents, does hereby quitclaim and convey unto **Adam M. Townes, a single man,** hereinafter the Grantee, all their right, title and interest in and to the following tract or parcel of land in **Davidson** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A of The Cottages at 1411 Chester Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for The Cottages at 1411 Chester Avenue a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160627-0065082, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to William H. Woerner Jr. by Warranty Deed from The Twin Team, a Tennessee Limited Liability Company of record in Instrument No. 20170321-0027682 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 21, 2017. (Value of consideration shown in aforementioned deed $435,000.00.) Being also known as 1411 A Chester Avenue A Nashville, Tennessee 37206.

That said William H. Woerner Jr. died on or about October 5, 2020, with his Last Will and Testament filed at Docket No. 20P1734, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, devising subject property to Adam M. Townes.

This property is unimproved/improved property known as 1411 A Chester Avenue Nashville, Tennessee 37206.

Witness my hand this 19 day of March, **2021.**

Elizabeth A. McCourt, Exec.

Elizabeth A. McCourt, Executrix of the Estate of William H. Woerner, Jr.

STATE OF Virginia
COUNTY OF Frederick

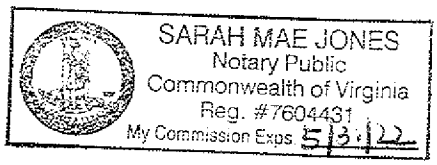
SARAH MAE JONES
Notary Public
Commonwealth of Virginia
Reg. #7604431
My Commission Exps. 5/31/2022

NOTARY ACKNOWLEDGMENT

STATE OF Virginia

COUNTY OF Frederick

I hereby certify that on this **19th** day of **March, 2021**. before me, a Notary Public in and for the State and County aforesaid, personally appeared **Lizabeth A. McCourt, Executrix of the Estate of William H. Woerner, Jr.**, known to me or satisfactory proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that he/she/they executed the same for the purpose therein contained.



Stamp

Sarah Mae Jones

Notary Public

Expiration Date 5/31/2022

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