Karen Johnson Davidson County
Batch# 625788 DEEDQC
04/29/2021 12:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210429-0057610

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

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

AFFIANT

Subscribed and sworn to before me
this 24th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

ADDRESS OF NEW OWNER:
Kelly A. Chastain
918 A Elvira Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Owner

Map/Parcel: 072-06-1A-001.00 CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged and for express purpose of establishing tenants by the entirety with right of survivorship, I, **Kelly A. Chastain, ("Grantor")** hereby convey all of her right title and interest to the hereinafter described property to **Donald R. Barrett, Jr., Trustee, ("Grantee"), his, successors and assigns**. Said property conveyed herein is described as follows:

SEE EXHIBIT A ATTACHED TO AND MADE A PART OF FOR COMPLETE LEGAL DESCRIPTION

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantors 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.

Kelly A. Chastain

And now, I, Donald R. Barrett, Jr., Trustee for the express purpose of carrying out the above referenced conveyance, do hereby convey unto **Kelly A. Chastain and Rebecca L. Chastain, a married couple,** to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

Donald R. Barrett, Jr.

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kelly A. Chastain with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 24 day of April, 2021.

Notary Public

My Commission Expires:_____

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF Tennessee
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr., Trustee, with whom I am personally acquainted and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 24 day of April, 2021.

Notary Public

My Commission Expires:_____

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

Exhibit A

Land in Davidson County, Tennessee, being Unit 918 A of the "Townhomes at 918 Elvira Avenue", a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for the Townhomes at 918 Elvira Avenue, including plan attached as Exhibit "B", of record in Instrument No. 20160315- 0024667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kelly A. Chastain, an unmarried woman by Warranty Deed from Stratos Development Group, LLC, a Tennessee limited liability company, dated 02/17/2017 and recorded 03/01/2017, of record in Instrument 201703010019996, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/22/21

