THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
1-13450-TC

Karen Johnson Davidson County
Batch# 700275 DEEDQC
08/18/2021 10:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210818-0111686

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Rebecca Grey Paschall 6221 California Ave Nashville, TN 37209	New Owner	091-02-1N-001.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 18 day of August 2021.

Notary Public

My Commission Expires: 7/9/24
(Affix Seal)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Hal Bynum and Melanie Bynum, husband and wife and Rebecca Paschall, unmarried as tenants in common,** hereinafter referred to as the Grantors, have this day quitclaimed unto **Rebecca Grey Paschall, unmarried,** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Sumner County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of Cottages at 6221 California Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151222-0128918, amended in Instrument No. 20160211-0013290, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hal Bynum and Melanie Bynum, husband and wife and Rebecca Paschall, unmarried as tenants in common, by deed from J2K Builders, LLC,

of record in Instrument No. 20171002-0100644, Register's Office for Davidson County, Tennessee, dated September 28, 2017 and recorded on October 2, 2017.

This is improved property known as: **6221 California Ave., Nashville, TN 37209.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statue.

IN WITNESS WHEREOF, this instrument has been executed this the 11th day of August 2021.

GRANTORS:

Hal Bynum

Melanie Bynum

STATE OF Tennessee
COUNTY OF Weakley

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Hal Bynu, and Melanie Bynum** the within named bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged, that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 11th day of August 2021.

DUSTIN M GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WEAKLEY COUNTY
My Commission Expires 08-02-2023

Notary Public
My Commission Expires: 8/2/23

IN WITNESS WHEREOF, this instrument has been executed this the 13th day of August 2021.

GRANTORS:

Rebecca Paschall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Rebecca Paschall** the within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged, that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 13th day of August 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/18/21.

Tori Cole

Affiant Signature

Date: 8/18/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 18, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

