Karen Johnson Davidson County
Batch# 705860 DEEDQC
08/27/2021 11:31:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0116001

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Jennifer Lynn Tate, Trustee Jennifer Lynn Tate Revocable Trust 1917 Lombardy Avenue, Unit B Nashville, TN 37215	Concord Title 3000 Meridian Boulevard, Suite 140 Franklin, TN 37067	117-07-2B-002.00-CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jennifer Lynn Tate**, married, as Grantor, by these presents does hereby quitclaim and convey unto **Jennifer Lynn Tate, as Trustee of the Jennifer Lynn Tate Revocable Trust, U/A Dtd. the 27th day of August, 2021**, as Grantee, all of her right, title and interest in and to 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 No. B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 1917 Lombardy Avenue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20190321-0025840, 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 Jennifer Lynn Tate, married, by General Warranty Deed dated the 21st day of September, 2020, from NDO Development, LLC, A Tennessee Limited Liability Company, and of record as Instrument No. 20200922-0108853, Register's Office for Davidson County, Tennessee.

This conveyance is improved real properties known as 1917 Lombardy Avenue, Unit B, Nashville, Tennessee 37215.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 27th day of August, 2021.

Jennifer Lynn Tate

Jennifer Lynn Tate

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan N. Joynt, a Notary Public in and for said County, **Jennifer Lynn Tate**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of August, 2021.

Susan N. Joynt
Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 1-3-23

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

JENNIFER LYNN TATE

Subscribed and sworn to before me, this 27th day of August, 2021.

Notary Public

SUSAN N. JOYNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23

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