Karen Johnson Davidson County
Batch# 713137 DEEDQC
09/13/2021 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210913-0121883

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY AUGUST, 2021 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Matthew Jackson (NAME)	**NEW OWNER** (NAME)	**131-022-1-002.00-CO**
1925 Kimbark Drive **Nashville, Tennessee 37215** (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

THIS INSTRUMENT, made and acknowledged on this the 5th day of ~~August~~ Sept, 2021, for and in consideration of the terms and provisions contained in a certain Martial Dissolution Agreement Decree entered in the Fourth Circuit Court for Davidson County, Tennessee, styled: Sarah Elizabeth Wilson, Plaintiff, Wife ("First Party") v. Matthew Joseph Jackson, Defendant, Husband [sic] ("Second Party"), Docket No. 19D-1524, the undersigned, First Party, has conveyed, transferred, remised, set-over and QUIT-CLAIMED unto SECOND PARTY, all of First Party's right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1925 KIMBARK DRIVE, NASHVILLE, TENNESSEE 37215** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2 of 51 Colonial Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for 51 Colonial Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151026-0108371, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of 51 Colonial Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151026-0108371, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated by reference and made a part hereof the same as though copied herein for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Grant Ventures, LLC, a Tennessee Limited Liability Company, as recorded on the 14th day of December, 2016, in Instrument No. 20161214-0131164, in the Register's Office for Davidson County, Tennessee

This improved property more commonly known as 1925 Kimbark Drive, Nashville, Davidson County, Tennessee 37215.

There is no transfer tax due on this transfer pursuant to Tennessee Code Annotated § 67-4-409(3)(E).

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. This conveyance is subject to all matters appearing on the plan of record in Plat Book 1130, page 102, said Register's Office; and all matters appearing in the Restrictive Covenants of record in Instrument No. 2015'1026-0108371, said Register's Office.
2. Any and all visible easements lying on or across the property.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this _____ day of August, 2021.

GRANTOR: MATTHEW JACKSON

GRANTOR: SARAH E. WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MATTHEW JACKSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 3rd day of ~~August~~ September, 2021.

Notary Public

03·03·2025
My Commission Expires

TIFFANY B. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SARAH E. WILSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 1 day of ~~August~~ September IC, 2021.

Notary Public

05/02/2022
My Commission Expires

IRVING COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2022

Tennessee Certification of Electronic Document

I, Christine Preschen, do hereby make oath that I am a licensed attorney and/or 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 September 3, 2021 (date of document).

Affiant Signature

September 3, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

