QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 721258 DEEDQC
09/22/2021 09:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210922-0127187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John P. Laughlin	**Same**	
(NAME)	(NAME)	
1516B Arthur Avenue	1516B Arthur Avenue	**081120X002.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RAECHELLE K. LAUGHLIN, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JOHN P. LAUGHLIN, UNMARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B ON THE PLAN OF ARTHUR AVENUE BROWNSTONES II, AS SHOWN ON EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ARTHUR AVENUE BROWNSTONES II, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20150422-0036125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOHN P. LAUGHLIN AND RAECHELLE K. LAUGHLIN, HUSBAND AND WIFE BY WARRANTY DEED FROM 3RD AVE, LLC AND TRUST DEVELOPMENT, LLC OF RECORD AS INSTRUMENT NO. 20170724-0074590 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 20, 2017 AND RECORDED ON JULY 24, 2017.

THE SAID JOHN P. LAUGHLIN AND RAECHELLE K. LAUGHLIN HAVING SINCE DIVORCED PURSUANT TO FINAL DECREE OF DIVORCE, OF RECORD IN DOCKET NO. 21D925, IN THE FOURTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1516B Arthur Avenue, Nashville, TN 37208**

Witness our hands this the 20th day of September, 2021.

Raechelle K. Laughlin

Raechelle K. Laughlin

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Raechelle K. Laughlin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 day of September, 2021.

Emily Manno

Notary Public
My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 9/20/21.

Date

Emily Manno

Affiant Signature

9/20/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of September, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON