Karen Johnson Davidson County
Batch# 723672 DEEDQC
09/24/2021 01:47:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210924-0128696

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 23 day of September, 2021. Notary Public My Commission Expires:

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner: 135 40th Ave LLC 409D Merritt Ave Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: 104-01-0E002.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Amanda Gleaton and Jonathan M. Gleaton, wife and husband** referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **135 40th Ave LLC, a Tennessee Limited Liability Company,** its successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2, on the Plan of The 4001 Utah Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit B, to and established by the Declaration and Master Deed of record in Instrument No. 20070529-0063605, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and Condomininum, the rights and obligations of Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Amanda Gleaton and Jonathan M. Gleaton, wife and husband by quitclaim deed from Jonathan M. Gleaton and Amanda Gleaton, of record in Instrument No. 20140304-0018220, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of September, 2021.

Amanda Gleaton

Jonathan M. Gleaton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named, Amanda Gleaton and Jonathan M. Gleaton bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of September, 2021.

Notary Public

My Commission Expires: 9/6/22

