QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 725290 DEEDQC
09/28/2021 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210928-0130209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

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)
Andrea Chaves Castillo	**Same**	
(NAME)	(NAME)	
1049A Horseshoe Drive		**061-14-0C-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		
(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,

ANDREA CHAVES CASTILLO AND JOHN ROBERTSON KINNETT, IV, BOTH UNMARRIED ("GRANTOR")

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

ANDREA CHAVES CASTILLO, 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 A OF 1049 HORSESHOE DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1049 HORSESHOE DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20180108-0002532 AND AS AMENDED IN INSTRUMENT NO. 20180716-0068764, 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 1049 HORSESHOE DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20180108-0002532, AND BYLAWS APPENDED THERETO AS EXHIBIT, SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ANDREA CHAVES CASTILLO AND JOHN ROBERTSON KINNETT, IV, WIFE AND HUSBAND, BY WARRANTY DEED FROM CHASE BECK, A SINGLE MAN, OF RECORD IN INSTRUMENT NUMBER 20191202-0123171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ANDREA CHAVES CASTILLO AND JOHN ROBERTSON KINNETT, IV, HAVING TAKEN TITLE AS WIFE AND HUSBAND, HOWEVER, THE PARTIES WERE NEVER MARRIED. THE REFERENCE TO ANDREA CHAVES CASTILLO AND JOHN ROBERTSON KINNETT, IV, BEING WIFE AND HUSBAND WAS A TYPOGRAPHICAL ERROR.

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: **1049A Horseshoe Drive, Nashville, TN 37216**

Witness our hands this the 24 day of September, 2021.

Andrea Chaves Castillo

John Robertson Kinnett, IV

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Chaves Castillo**, 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 24th day of September, 2021.

Notary Public
My Commission Expires:

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 24th day of September, 2021.

Notary Public
My Commission Expires:

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Certificate of Authenticity

I, Ryan Lux, 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 9/24/21.

Date

Affiant Signature

9/24/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of September, 2021.

Notary's Signature

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

My Commission Expires: _____
Date

Notary's Seal (if on paper)