Karen Johnson Davidson County
Batch# 733675 DEEDQC
10/11/2021 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211011-0136400

Name and Address of New Owner:
Jake Linkous and Jason Hilkin
2308 Coppergate Way
Thompson's Station, TN 37179

Send Tax Bills To:
Jake Linkous and Jason Hilkin
2308 Coppergate Way
Thompson's Station, TN 37179

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 072-10-1-A-068.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alana Hilkin, a married woman** "the Grantors," convey and quitclaim unto **Jake Linkous and Jason Hilkin, joint tenants with common law rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A1004, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606; Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Jake Linkous and Jason Hilkin, joint tenants with common law rights of survivorship, by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170829-0088818 Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 29, 2017. (Value of consideration shown in aforementioned deed $178,500.00.)
>
> Being also known as 1118 Litton Avenue, Unit 104 Nashville, Tennessee 37216.
>
> The said Alana Hilkin is executing this Quitclaim Deed for the purpose of conveying any marital interest that she may have in the said property.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 29th day of September, 2021.

_____(SEAL)
Alana Hilkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2021, before me personally appeared Alana Hilkin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2021.

Becky Elizabeth Burch
Notary Signature
My commission expires: 11-19-23



AFFIDAVIT OF VALUE

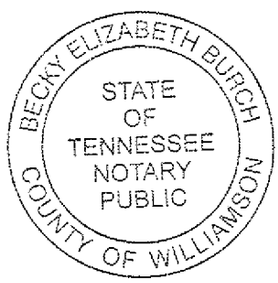
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of September, 2021.

Becky Elizabeth Burch
Notary Signature
My commission expires: 11-19-23



Certificate of Authenticity

I, **Joshua A. Terry**, 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 9/29/21.

Affiant Signature

10/5/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/5/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON