THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** **File No. 210837194** Karen Johnson Davidson County Batch# 736401 DEEDQC 10/14/2021 12:17:25 PM 2 pgs Fees: $12.00 Taxes: $0.00 20211014-0138254	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 7th day of October, 2021. Notary Public My Commission Expires: _____ RYAN BIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: John McDonald 196 44th Avenue North Nashville, TN 37209	Send Tax Bills To: **New Owner**	Tax Information: 091 16 0B 002.00

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, **John Butera McDonald, unmarried,** (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey to **John McDonald, unmarried, and Sarah Duyck, unmarried, as joint tenants with right of survivorship,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of Dakota Place, a Horizontal Property Regime with Private Elements, established pursuant to the Master Deed and Bylaws establishing Dakota Place, a Horizontal Property Regime, of record In Instrument No. 20070531-0064766, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to John Butera McDonald, unmarried, by Warranty Deed from Nicolas Alejo Deak and Patricia B. Olsavsky, husband and wife, of record in Instrument No. 20210610-0078271, in the Register's Office of Davidson County, Tennessee, dated June 08, 2021 and recorded on June 10, 2021.

This improved property known as 196 44th Avenue North, Nashville, TN 37209.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2021.

John Butera McDonald

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 John Butera McDonald, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of October, 2021.

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public