Karen Johnson Davidson County
Batch# 750775 DEEDQC
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Fees: $12.00 Taxes: $0.00
20211108-0148960

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
Daniel Heard
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

QUITCLAIM DEED FOR EXCHANGE OF PROPERTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Jennifer J. Stradtman 2239B Kline Avenue Nashville, TN 37211	New Owner	118-04-0A-002.00-CO

This Quitclaim Deed for Exchange of Property executed this 8th day of November, 2021 by and between **Franklin J. Donsbach, an unmarried man** (the "GRANTOR") and **Jennifer J. Stradtman, a married woman** (the "GRANTEE").

W I T N E S S E T H :

WHEREAS, GRANTOR is the owner of the real property known as, and located at, 2239B Kline Avenue, Nashville, TN 37211 which is also known as Unit B, 2239 Kline Avenue Townhomes ("Unit B"); and

WHEREAS, GRANTEE is the owner of the real property known as, and located at, 2239A Kline Avenue, Nashville, TN 37211 which is also known as Unit A, 2239 Kline Avenue Townhomes ("Unit A"); and

WHEREAS, notwithstanding the above, GRANTOR has occupied Unit A, incorrectly believing that the unit he occupied was Unit B, when in actual fact it was Unit A; and

WHEREAS, further notwithstanding the above, GRANTEE has occupied and/or leased as landlord Unit B, incorrectly believing that the unit she occupied and/or leased out was Unit A, when in actual fact it was Unit B; and

WHEREAS, the circumstance that each of GRANTOR and GRANTEE owns one unit but occupies and possesses a different unit has come to light as part of the preparations for the sale of GRANTEE's unit; and

WHEREAS, GRANTOR and GRANTEE desire to exchange legal ownership of their units so that each of them would then legally own the unit which they have for many years occupied and possessed.

NOW THEREFORE, for and in consideration of the covenants and agreements contained herein, the exchange of ownership of the respective units, which shall be done simultaneously, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Franklin J. Donsbach, an unmarried man** (the "GRANTOR"), hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property unto **Jennifer J. Stradtman, a married woman** (the "GRANTEE"), her heirs and assigns, all of that certain real property located in Davidson County, Tennessee, being described as follows:

> Land in Davidson County, Tennessee, being Unit No. B on the Plan of 2239 Kline Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 2239 Kline Avenue Townhomes. a Horizontal Property Regime with Private Elements of record in Instrument No. 20081114-0112594, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 2239 Kline Avenue Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in instrument No. 20081114-0112594, for a more complete identification and description of said unit.
>
> Being the same property conveyed to Franklin J. Donsbach, a single man, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, of

record in Instrument No. 20081118-0113645, Register's Office for Davidson County, Tennessee, dated November 14, 2008 and recorded on November 18, 2008.

This being improved property known as: 2239B Kline Avenue, Nashville, TN 37211.

Said property is conveyed subject to such restrictions, encumbrances and limitations as may affect the premises. GRANTOR makes no warranties as to the state of the title to the subject property but acquits any claim that GRANTOR has to said property and for that purpose makes this conveyance to GRANTEE.

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, the undersigned has hereunto subscribed his name on this 8th day of November, 2021.

GRANTOR:

Franklin J. Donsbach

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Franklin J. Donsbach, the within named bargainor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 8th day of November, 2021.

NOTARY PUBLIC

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 20, 2024

My Commission expires: 7.20.24

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 8th day of November, 2021.

NOTARY PUBLIC

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 20, 2024

My Commission expires: 7.20.24