Karen Johnson Davidson County
Batch# 763315 DEEDQC
11/30/2021 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211130-0157899

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 11th day of November, 2021. Notary Public My Commission Expires: 10/2/2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

#36681

QUITCLAIM DEED

Address New Owner: Leah Catherine Everson 1520A Straightway Avenue Nashville, TN 37206	Send Tax Bills To: CMG Mortgage, Inc. 3160 Crow Canyon Rd, Ste. 400 San Ramon, CA 94583	Tax Information: Map and Parcel No.: 072140211.00

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, **AUSTEN EVERSON, unmarried** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **LEAH CATHERINE EVERSON, a/k/a LEAH EVERSON, unmarried,** her heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at the Element at 1520 Straightway Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141120-0106960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leah Everson and Austen Everson, wife and husband, by warranty deed from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20150811-0080430, Register's Office for Davidson County, Tennessee, dated August 7, 2015, recorded August 11, 2015.

This is improved property known as 1520A Straightway Avenue, Nashville, TN, 37206.

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 11 day of November, 2021.

GRANTOR:

AUSTEN EVERSON

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, a Notary Public in and for the County and State aforesaid, AUSTEN EVERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Dallas, Texas, this the 11 day of November, 2021.

Tu-Uyen Huynh
Notary Public

My Commission Expires: 10/26/2024

TU-UYEN HUYNH
Notary Public, State of Texas
Comm. Expires 10-26-2024
Notary ID 130702710

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11/11/2021.

George E. Mudter, Jr.
Dated 11/11/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public
Dated 11/11/2021

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023