Karen Johnson Davidson County
Batch# 777439 DEEDQC
12/21/2021 02:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211221-0168612

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

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

Affiant Signature

Subscribed and sworn to before me on this the 10th day of December, 2021

Notary Public

My Commission expires 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Jessica Gunnar
2813B W Kirkwood Ave
Nashville, TN 37204

SEND TAX BILLS TO:
Jessica Gunnar
2813B W Kirkwood Ave
Nashville, TN 37204

MAP AND PARCEL NUMBER: 11820500200CO

QUITCLAIM DEED

21NT02427

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Jessica Marie Gunnar, an unmarried woman and Lars Gunnar, an unmarried man

By these presents do remise, release and **QUITCLAIM** unto

Jessica Gunnar

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being all of Unit B, according to the Plan of 2813 West Kirkwood Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20131219-0128078, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Jessica Marie Gunnar and Lars Gunnar, wife and husband by Warranty Deed from Laura Leone Sochacki and Andrew L. Sochacki, wife and husband, dated 07/10/2020 and recorded on 07/13/2020 in Document Number 20200713-0076367, Register's Office for Davidson County, Tennessee.

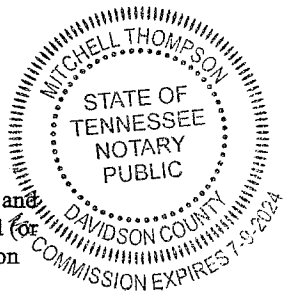
This is an improved property commonly known as: 2813B W Kirkwood Ave, Nashville, TN 37204-2607

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

Witness our hands this 10th day of December, 2021.

Jessica Gunnar

State of Tennessee }
County of Davidson }



Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jessica Gunnar** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of December, 2021

Notary Public

My Commission expires: 7/9/24.

Lars Gunnar

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lars Gunnar,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of November, 2021.

Notary Public

My Commission expires: 7, 9, 24.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Tennessee Certification of Electronic Document

I, Kesha Herron 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 12-10-21 (date of document).

Kesha Herron
Affiant Signature

12-16-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th of December, 2021.

CAROL B CHRISTIAN
SEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/15/2024

Notary's Signature
My Commission Expires: Jan 16, 2024