Name and Address of New Owner:
David and Nicole Hannah
2244 A Greenwood Avenue,
Nashville, TN 37206

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 777988 DEEDQC
12/22/2021 09:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211222-0168940

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 083034D001.00CO

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, **Laura Chevalier,** hereinafter called the Grantor(s), convey and quitclaim unto **David Hannah and Nicole Hannah, husband and wife, and Laura Chevalier, as tenants in common,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 2244 Greenwood Association, Inc., a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument 20160405-0032695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Cadence Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed from Brian M. Foran, filed for record on March 10, 2017 as Instrument No. 20170310-0023776, Register's Office for Davidson County, Tennessee.

Being the same property coveyed to Laura Chevalier by Warranty Deed from Cadence Construction, LLC, a Tennessee Limited Liability Company and Wendy L. Walker, husband and wife, filed for record on June 14, 2017 as Instrument No. 20170614-0059780, Register's Office for Davidson County, Tennessee.

Being also known as 2244 Greenwood Avenue, Nashville, TN 37206.

This property is not now nor has it ever been the primary residence of the Grantor herein.

Grantor 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).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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, Grantor have executed this Quitclaim Deed on the 27 day of October, 2021.

Laura Chevalier (SEAL)

STATE OF Florida)
)
COUNTY OF Manatee)

Personally appeared before me, a Notary Public in and for said State and County, **Laura Chevalier** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of October, 2021.

Notary Public State of Florida
Debra A Crawford
My Commission GG 288870
Expires 01/03/2023

Debra A. Crawford
Notary Public
My commission expires: 1/3/2023

AFFIDAVIT OF VALUE

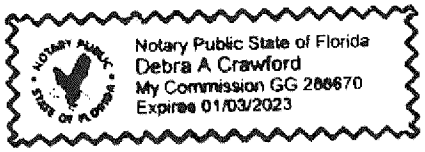
STATE OF Florida)
)
COUNTY OF Manatee)

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**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of October, 2021.

Debra A. Crawford
Notary Public
My commission expires: 1/3/2023



Certificate of Authenticity

I, Sarah Lill, 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 10-27-21.

Date

Affiant Signature

10-27-21

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27 day of October, 20 21.

Notary's Signature

My Commission Expires: 11/8/22

Date

Notary's Seal (if on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON