Karen Johnson Davidson County
Batch# 780814 DEEDQC
12/28/2021 03:48:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211228-0170791

This instrument prepared by:
The Kinsland Firm, LLC
Post Office Box 22660
Nashville, Tennessee 37202
Telephone: (615) 242-5988

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE KINSLAND FIRM, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

SZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this the 28th day of December, 2021.

Notary Public

My Commission Expires: 01/03/2022

QUITCLAIM DEED

OWNER	SEND TAX BILLS TO	MAP & PARCEL
1111A Wade Ave, LLC 1111A Wade Ave. Nashville, TN 37203	Same	105 09 1K 001.00

KNOW ALL MEN BY THESE PRESENTS, that **Billy B. Tatom and Irena Tatom, Husband and Wife,** hereinafter Grantor(s), on this the 28th day of DECEMBER, 2021, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim and convey unto **1111A Wade Ave, LLC**, a Tennessee Limited Liability Company, hereinafter Grantee(s), their heirs and assigns, all his/her/their right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1111 Wade Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20201204-0141106, in the Register's Office for Davidson County, Tennessee to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Brandon Tatum a/k/a Billy B. Tatom, an unmarried person, and Irena Tepavcevic, an unmarried person, from Fannie Mae a/k/a Federal National

Mortgage Association by Special Warranty Deed dated February 10, 2012, and recorded February 14, 2012, of record in Instrument No. 20120214-0012711, Register's Office of Davidson County, Tennessee. Billy B. Tatom and Irena Tepavcevic having since married. Irena Tepavcevic is now known as Irena Tatom.

Being improved property also known as 1111 A Wade Avenue, Nashville, Tennessee 37203.

That said Billy Tatom and Irena Tatom do hereby affirm that said property has never been a principal marital residence.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record not stated herein.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 28th day of DECEMBER, 2021.

Billy B Tatom

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Billy B. Tatom with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that _____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 28th day of December, 2021.

Jazmine Young
Notary Public

My Commission expires: 01/03/2022

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BB1

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 28th day of December, 2021.

Irena Tatom

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Irena Tatom with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that _____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 28th day of December, 2021.

Notary Public

My Commission expires: 01/03/2022

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY