Karen Johnson Davidson County
Batch# 793420 DEEDQC
01/20/2022 10:51:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220120-0007674

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd. Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 19th day of January, 2022.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jack Wilson and Isabelle Roznik 1014 43rd Avenue North Nashville, TN 37209	New Owner	091 08 0 081.00

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, **Kailyn Whitaker,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jack Wilson, unmarried and Isabelle Roznik, unmarried,** their heirs and assigns, all of their rights, 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 Lot No. 47 on the Plan of L.H Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the Easterly side of 43rd Avenue, North and runs back between parallel lines 150 feet to an alley.

Being the same property erroneously conveyed to Kailyn Whitaker by Warranty Deed of record in Instrument No. 20211119-0154248, Register's Office of Davidson County. See also Deed of Correction of record in Instrument No. 20220113-0005106, Register's Office of Davidson County, Tennessee.

The purpose of this quitclaim is for Kailyn Whitaker to convey any interest she has in the subject property due to clerical error on the previous deed.

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 13 day of January ~~2021~~ 2022

Kailyn Whitaker

Kailyn Whitaker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kailyn Whitaker**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of January ~~2021~~ 2022

April G. Nichols
State of Tennessee Notary Public
Williamson County

Notary Public
My Commission Expires: 10-24-2023