Karen Johnson Davidson County
Batch# 801888 DEEDQC
02/08/2022 03:13:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220208-0014636

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNES: COUNTY OF DAVII The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 7th day of February, 2022. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Jonathan Charles Overbey and Laura Quinn Karp 1820 A Wildwood Avenue Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117-04-0L-001.00

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, **Jonathan Charles Overbey, a single man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jonathan Charles Overbey, a single man, as to an undivided 50% interest as tenant in common, and Laura Quinn Karp, a single woman, as to an undivided 50% interest as tenant in common**, their heirs and assigns, all of his 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 Unit "A" on the plan of Wildwood Homes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121219-0117064, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan Charles Overbey, a single man by Warranty Deed from Lewis C. Thompson, unmarried, dated August 3, 2021 and recorded August 5, 2021 in Instrument No. 20210805-0105384, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1820 A Wildwood Avenue, Nashville, TN 37212**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of

a title search. 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 7th day of February, 2022.

Jonathan Charles Overbey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Office, this 7th day of February, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024