QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 803884 DEEDQC
02/11/2022 09:41:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220211-0015948

JOEY WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES NOVEMBER 8, 2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Michelle Meredith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of February 2022

Notary Public

MY COMMISSION EXPIRES: 11-8-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michelle Meredith	Michelle Meredith	91-2-203.00
(NAME)	(NAME)	
6013 California Ave #B	6013 California Ave., B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michelle Morrison, unmarried,** hereinafter called the Grantor(s), have quitclaimed unto **Michelle Morrison Meredith and husband, Bryan Meredith,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of the 6013 California Ave. Townhomes, as shown in the Declaration of Covenants, Conditions, and Restrictions for 6013 California Ave. Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150112-0003189, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Courtney A. Kuzma, unmarried, by Warranty Deed from Cadence Construction, LLC, a Tennessee limited liability company, dated October 7, 2015, of record in Instrument No. 20151009-0103118, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle Morrison, unmarried by deed from Courtney A. Kuzma, unmarried of record in Instrument #20211109-0149502, Register's Office for said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6013 California Ave., B, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hands this 4TH day of February, 2022

x Michelle Morrison
Michelle Morrison

JOEY WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES NOVEMBER 8, 2022

State of Tennessee
County of Davidson

Personally appeared before me Michelle Morrison, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4TH day of FEBRUARY, 2022

Joey Workman
Notary Public JOEY WORKMAN
My Commission Expires: 11-8-22

RETURN TO:
Southeast Title of Murfreesboro, LLC
805 South Church Street
Suite 11
Murfreesboro, TN 37130

File No.: 2488