Karen Johnson Davidson County
Batch# 813146 DEEDQC
03/01/2022 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220301-0023339

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Karen S. Levy 1319 A Chester Avenue Nashville, TN 37206	New Owner	072142B00100CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Karen S. Levy, unmarried**, by these presents does hereby quitclaim and convey unto **Karen S. Levy, unmarried,** her successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1319 Chester Homes, a Horizontal Property Regime with private elements of record at Instrument No. 20150409-0031386, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

For as long as Karen Levy, or an entity where Karen Levy holds an ownership or financial interest owns this property, no part of the basement may be used as a rental, lease, or other transient lodging.

Being the same property convyed to Karen S. Levy, an unmarried woman by Warranty Deed from Daniel D. Joyce, unmarried, of record in Instrument No. 20210623-0085204 Register's Office for Davidson County, Tennessee dated June 21, 2021 and recorded on June 23, 2021.

Being also known as 1319 Chester Avenue A, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 20th day of January 2022.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATINA A. SHAW
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of January 2022.

Karen S. Levy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Karen S. Levy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of January 2022.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property (**1319 A Chester Avenue, Nashville, TN 37206**) pursuant to a Quitclaim Deed prepared by Lockeland Law Group, PLC ("Lockeland Law Group"). The undersigned hereby acknowledges that he is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Lockeland Law Group, Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Lockeland Law Group is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Lockeland Law Group, Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that she has had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

Karen Levy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Karen Levy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of January, 2022.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 2/18/22 (date of ~~document~~).

Affiant Signature

2/18/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of February, 2022

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025