Karen Johnson Davidson County
Batch# 816289 DEEDQC
03/07/2022 09:12:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220307-0025400

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Evan K. Craft 329B Vivelle Avenue Nashville, TN 37210	NEW OWNER	105160F00200CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rachel Jacoby** "the Grantor," conveys and quitclaims unto **Evan K. Craft** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Vivelle Residences I, a Horizontal Property Regime with Private Elements of record as Instrument No, 20170420-0038923 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evan K. Craft and Rachel Jacoby, husband and wife, by Warranty Deed dated December 21, 2021, from Andrew R. Schneider and wife, Austin E. Schneider, of record in Instrument No. 20211229-0171367, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY: Property Address: 329B Vivelle Avenue, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 4 day of March, 2022.

Rachel Jacoby (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, Rachel Jacoby, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of March, 2022.

JOSEPH YOUNG KIM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 7-20-2024

My Commission Expires
July 20, 2024

STATE OF TENNESSEE
COUNTY OF _____

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

(Affiant)

See attach Tennessee Acknowledgment Form

Notary Public My commission expires: _____

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of Davidson. } ss.

On this the 4th day of March, 2022, before me,
Day *Month* *Year*

Joseph Young Kim, the undersigned Notary Public,
Name of Notary Public

personally appeared Evan Craft,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

JOSEPH YOUNG KIM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Signature of Notary Public

My Commission Expires
July 20, 2024

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 3-4-2022 Number of Pages: 2

Signer(s) Other Than Named Above:

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