Prepared by:
Tennessee Title Services, LLC
112 Center Court, Ste A
Clarksville, TN 37040
B-22-1152

Karen Johnson Davidson County
Batch# 835924 DEEDQC
04/07/2022 09:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220407-0040288

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Maine Cleave
Affiant
Subscribed and sworn to before me, this 30 **day of March, 2022.**

Notary Public
My commission expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sarah Watts	New Owner	129-15-0A-045.00
21 Vaughns Gap Road #45		
Nashville, TN 37205		

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Robert Van Cleave**, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Sarah Elizabeth Watts**, hereinafter the Grantee(s), all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 45, of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7091, page 302, and as amended by Instrument Number 20080424-0042111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

THE FOLLOWING INFORMATION IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND NO TITLE INSURANCE COVERAGE WILL BE PROVIDED CONCERNING THE SAME: Being the same property conveyed to Charles Jerry Canupp, Jr. and Andrea Canupp, husband and wife, by deed dated 07/31/2014, and recorded 08/11/2014, from Joshua Curtis and wife, Catherine Sinclair Curtis, of record in Instrument Number 20140811-0072079,

and being further conveyed to Charles Jerry Canupp, Jr., by deed dated 12/02/2014 and recorded 12/09/2014, from Charles Jerry Canupp, Jr. and Andrea Canupp, husband and wife, of record in Instrument Number 20141209-0112812,

and being further conveyed to Charles and Andrea Canupp Family Revocable Trust dated October 8, 2019, by deed dated 10/08/2019 and recorded 10/23/2019, from Charles J. Canupp, Jr. and Andrea S. Canupp, of record in Instrument Number 20191023-0108665,

and being further conveyed to Sarah Elizabeth Watts and Robert Van Cleave, jointly with right of survivorship, by deed dated 09/23/2021 and recorded 09/30/2021, from Charles J. Canupp, Jr. and Andrea S. Canupp, Trustees of Charles J. Canupp, Jr. and Andrea S. Canupp Family Rev Trust dated October 8, 2019, of record in Instrument Number 20210930-0131520, Register's Office for Davidson County, Tennessee.

This property is improved property known as 21 Vaughns Gap Road #45, Nashville, TN 37205.

Witness my hand this 28th day of March, 2022.

Robert Van Cleave

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert Van Cleave** 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 within instrument for the purposes therein contained.

Witness my hand and seal this 28th day of March, 2022.

Notary
My Commission Expires: 7/29/24

(Notary Seal)

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/24

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 3/28/22.

Affiant Signature

3/31/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/31/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON