Karen Johnson Davidson County
Batch# 836136 DEEDQC
04/07/2022 01:22:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220407-0040586

THIS INSTRUMENT WAS PREPARED BY:

Brad H. Frakes, Esq.
222 2nd Avenue North, Ste. 220
Nashville, Tennessee 37201
(615) 248-7854

QUITCLAIM DEED

FROM: **Audrey A. Poole**

TO: **Justin A. Poole**

Tax/Map ID & Parcel:
105-01-1G-001.00

Address New Owner as follows:
Justin A. Poole
1020 14th Avenue South
Nashville, TN 37212

Send Tax Bills To:
Justin A. Poole
1020 14th Avenue South
Nashville, TN 37212

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS that Audrey A. Poole, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Justin A. Poole, his heirs, successors, and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1020, 1020 14th Avenue South Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 1020 14th Avenue South Residence of record in Instrument No. 20161229-0136680, 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 a part of the same property conveyed to JUSTIN A. POOLE AND AUDREY A. POOLE, HUSBAND AND WIFE, by Warranty Deed from TM INVESTMENT, LLC. in Instrument No. 20180911-0090038, Register's Office for Davidson County, Tennessee, dated September 10, 2018, and recorded on September 11, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1020 14th Avenue South, Nashville, Tennessee 37212.

Witness my hand this 22nd day of March 2022.

AUDREY A. POOLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public in and for said County and State, the within named, **Audrey A. Poole**, with whom I am personally acquainted, or provided adequate identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March 2022.

NOTARY PUBLIC

TARA LYNN MUELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON
MY COMM. EXPIRES MARCH 15, 2025

My Commission Expires: 3-15-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
7 **Day of** April **, 20** 22
G. Hayes **, Deputy Register**