Prepared by:
Tennessee Title Services, LLC
7000 Executive Center Drive #290
Brentwood, TN 37027
B-22-1347

Karen Johnson Davidson County
Batch# 838866 DEEDQC
04/13/2022 09:19:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220413-0042632

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

Affiant
Subscribed and sworn to before me, this 31 day of March, 2022.

Notary Public
My commission expires: _____

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

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan Matthew Cullen	NEW Owner	118-01-0N-004.00-CO
2500 B 9th Avenue South		
Nashville, TN 37204		

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, Ryan Matthew Cullen and Michalea Joy Gale, as joint tenants with rights of survivorship, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto Ryan Matthew Cullen a single man, 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 D Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100324-0021870, as amended in Instrument No. 20100903-0070461, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20100324-0021870, as amended in Instrument No. 20100903-0070461, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to Ryan Matthew Cullen and Michalea Joy Gale, as joint tenants with rights of survivorship by Warranty Deed from Bonnie Bolding, an unmarried woman of record in Instrument No. 20210506-0060794 Register's Office for Davidson County, Tennessee, dated May 3, 2021 and recorded on May 6, 2021.

This property is improved property known as 2500 B 9th Avenue South, Nashville, TN 37204.

Witness my hand this 31st day of March, 2022.

Ryan Matthew Cullen

Michalea Joy Gale

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ryan Matthew Cullen and Michalea Joy Gale 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 31st day of ~~March~~, 2022.

Notary
My Commission Expires: _____

(Notary Seal)

MARGARET YOUNG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 7/2

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|31|22.

Affiant Signature

4|5|22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4|5|22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON