QUITCLAIM DEED

STATE OF Georgia, COUNTY OF Cobb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 20th April, 2022.

NOTARY PUBLIC

My Commission Expires: 2/7/26

Jayla Harris
NOTARY PUBLIC
Cobb County, Georgia
My Commission Expires
February 7, 2026

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
BAK Realty, LLC 2104 Garrison Way NW Atlanta, GA 30318-1070 USA	Wells Fargo Home Mortgage PO Box 10335 Des Moines, IA 50306-0335	114 080 C0 2800 CO

KNOW ALL MEN BY THESE PRESENTS that Ariel Albertie, an unmarried woman (now known as Ariel Jones, a married woman), hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto BAK Realty, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its 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 Number 28 on the Plan of West Park, Phase 1, as of record as Instrument 20040624-0075135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.
>
> Being the same property conveyed to Ariel Albertie, an unmarried woman (now known as Ariel Jones, a married woman) by Warranty Deed from Sermin Hinz, married and Serena Hinz, unmarried, dated August 19th, 2015 and recorded August 24, 2015, of record in Instrument No. 20150824-0085282, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 7277 Charlotte Pike #105, Nashville, Tennessee 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 844436 DEEDQC
04/25/2022 09:35:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220425-0047107

WITNESS my hand on April 7, 2022

Ariel Jones

STATE OF Georgia

COUNTY OF Cobb

On April 6, 2022, before me personally appeared Ariel Albertie (now known as Ariel Jones), to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 6 April, 2022.

NOTARY PUBLIC

My Commission Expires: 2/7/26

Jayla Harris
NOTARY PUBLIC
Cobb County, Georgia
My Commission Expires
February 7, 2026