Karen Johnson Davidson County
Batch# 861482 DEEDQC
05/24/2022 09:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220524-0059983

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Joshua Donnell, an unmarried man and Jason McCoy and Kristi McCoy, husband and wife, as Tenants in Common, does this day bargain, sell, release, remise, quitclaim and convey unto 2307-2309 Abbott Martin Homes, LLC, D that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. A and B on the Plan of Homes At 2307 and 2309 Abbott Martin, a Horizontal Property Regime with private elements, as shown on Exhibit "B" of Homes At 2307 and 2309 Abbott Martin, of record in Instrument No. 20211104-0147627, 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 William Robert Meador by Warranty deed from Thomas Edward Meador of record in Book 5777, page 82, Register's Office for Davidson County, Tennessee, dated July 30, 1981 and recorded on July 31, 1981.

Being the same property conveyed to Ryan Hooper, unmarried by Warranty deed from William Robert Meador, married of record in Instrument No. 20210914-0123461 Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 14, 2021.

Being the same property conveyed to Joshua Donnell, an unmarried man and Jason Mccoy and Kristi Mccoy, husband and wife, as tenants in common by Warranty Deed from Ryan Hooper, unmarried of record in Instrument No. 20210917-0125044 Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 17, 2021.

This is unimproved property, known as 2307 and 2309 Abbott Martin Road, Nashville, Tennessee 37215.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 29 **day of** April **2022.**

Joshua Donnell

Jason McCoy

Kristi McCoy

Kristi McCoy

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Joshua Donnell and Jason McCoy and Kristi McCoy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29 **day of** April **2022.**

JOSH HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-1-25

AFFIDAVIT

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

Kristi M

Affiant

Subscribed and sworn to before me this 29 **day of** April **, 2022.**

My Commission Expires: 12-1-25

NOTARY PUBLIC

Map & Parcel No.: 117 14 0 068.00

Name and address of new owner:
Send tax bills to:
2307-2309 Abbott Martin Homes, LLC
987 Vesta Rd
Lebanon, TN 37090

JOSH HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, **Kristi McCoy**, 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 **April 29, 2022.**

Kristi McCoy 4/29/22

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **April 29, 2022.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

