QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 TH DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Benno Nelson	Same	
408 Ashlawn Court **Nashville, TN 37215**	Same	**131060G40800CO**

FOR IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **AMY MARIE HAMMER NELSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **JAMES BENNO NELSON**, HEREINAFTER CALLED THE GRANTEE, any and all of my ownership interest, including marital interest, in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee, being Unit No. 408, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a Condominium, a Horizontal Property Regime established by Master Deed, of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2, and 11, Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Benno Nelson, married by Warranty Deed from Sara G. MacNish, married, fka Sara C. Gergory and Phillip N. Gregory, married, as joint tenants with the right of survivorship of record in Instrument No. 20220328-0035649 in the Register's Office of Davidson County, Tennessee, dated March 10, 2022 and recorded on March 28, 2022.

Being the same property conveyed to Philip N. Gregory, by Quitclaim Deed from Sara C. Gregory, unmarried, of record in Instrument No. 20131003-0103956, in the Register's Office of Davidson County, Tennessee, dated September 27, 2013 and recorded on October 03, 2013.

Being the same property conveyed to Sara C. Gregory, unmarried, by Warranty Deed from James C. Culver and wife, Nancy N. Culver, of record in Instrument No. 20130903-0092329, in the Register's Office of Davidson County, Tennessee, dated August 30, 2013 and recorded on September 03, 2013 and also see Scrivener's Affidavit of record in Instrument No. 20131104-0114006, Register's Office of Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this __th day of _____ 2022.

Karen Johnson Davidson County
Batch# 871674 DEEDQC
06/15/2022 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220615-0068199

GRANTOR:

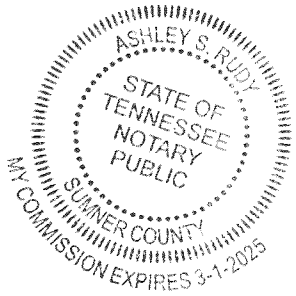
Amy Marie Hammer Nelson

STATE OF TENNESSEE)

COUNTY OF Davidson)

On this the 1st day of June, 2022, before me personally appeared Amy Marie Hammer Nelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 3/1/25



Certificate of Authenticity

I, Lindsay Philpot, 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 June 1st 2022.

Date

Affiant Signature

June 8th 2022

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 8th day of June, 2022

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

202206150068199