(1)

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 875152 DEEDQC
06/22/2022 08:47:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220622-0070768

RONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.7.2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alex Jon Valley	Alex Jon Valley	083-06-0-W-001.00 CO
(NAME)	(NAME)	
191 Manchester Ave	191 Manchester Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles Wardlaw,** hereinafter called the Grantor(s), have quitclaimed unto **Alex Jon Valley,** hereinafter called the Grantee (s), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 200 Chapel Avenue, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20190725-0073438, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles Wardlaw and Alex Jon Valley, joint tenants with right of survivorship, by Warranty Deed dated November 23, 2020 from Christopher Lee Neighbours and Heather Michelle Neighbours, husband and wife, of record in Instrument No. 20201125-0138385, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 191 Manchester Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 16th day of June, 2022.

Charles Wardlaw

State of Tennessee
County of Williamson

Personally appeared before me **Charles Wardlaw**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of June, 2022.

Notary Public
My Commission Expires: 3.7.2023

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

File No.: 36508