Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16851-AP

Karen Johnson Davidson County
Batch# 876229 DEEDQC
06/23/2022 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220623-0071736

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ban Kader 2016 B Owen Street Nashville, TN 37208	New Owner	081-07-2U-002-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Benjamin Cunningham, married** ("Grantor") do hereby quitclaim and convey unto **Ban Kader, married** ("Grantee"), her heirs and assigns, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit B, together with the appurtenant common elements of Homes at 2016 Owen Street, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 2016 Owen Street, a horizontal property regime with private elements, of record in Instrument No. 20190328-0028099; as amended in Instrument No. 20210324-0039043, 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 Homes at 2016 Owen Street, provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as amended, the plat of record in Book 57, page 26, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Benjamin Cunningham, a married man, by Warranty Deed from TripleDTN, LLC, a Tennessee limited liability company, dated May 13, 2022, recorded May 17, 2022, of record in Instrument No. 20220517-0056605, said Register's Office.

This is improved property located at: **2016 B Owen Street, Nashville, TN 37208**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2022

.

GRANTOR:

Benjamin Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin Cunningham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 16, 2022

Storey Carver
Affiant Signature

6/16/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of June 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

