Karen Johnson Davidson County
Batch# 877683 DEEDQC
06/24/2022 12:28:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220624-0072551

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

KIRTLEY D. WHITTINGTON, AFFIANT

Subscribed and sworn to before me, this 16th day of June 2022.

NOTARY PUBLIC

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
WHITTINGTON JOINT REVOCABLE TRUST 409A Theresa Avenue Nashville, TN 37205	New Owner	Map and Parcel No.: 104 01 2B 002.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Kirtley D. Whittington and Lanie B. Whittington, husband and wife (hereinafter the "Grantor"), do hereby quitclaim, transfer and convey unto Kirtley Whittington and Lanie Whittington, Co-Trustees of the Whittington Joint Revocable Trust, created February 8, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 409A Theresa Avenue, Nashville, TN 37205, and more particularly described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 409 Theresa Avenue Townhomes, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions

and Restrictions establishing 409 Theresa Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20161017-0109427 and as amended by instrument of record as Instrument No. 20180507-0043346, which was corrected by affidavit of record as Instrument No. 20180724-0072008, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kirtley D. Whittington and Lanie B. Whittington, husband and wife, from Seanache Homes Inc. by Warranty Deed recorded in the Register's Office of said county and state at Instrument Number 20190319-0024974.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

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

Kirtley D. Whittington, Co-Grantor

Lanie B. Whittington, Co-Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kirtley D. Whittington**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lanie B. Whittington**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Jessica Ann Clegg

Notary Public

My Commission Expires: 02-01-2023

