Karen Johnson Davidson County
Batch# 889883 DEEDQC
07/15/2022 02:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220715-0081596

This Instrument Prepared by:
Whitney Sport McElroy, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Joshua Wesley Leiber and Courtney Vaccarello 148 Garfield Avenue El Cajon, CA 92020	SAME AS NEW OWNER	091-14- 0F-001.00

FOR AND IN CONSIDERATION of no monetary consideration and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of creating a joint tenancy with right of survivorship, **JOSHUA WESLEY LEIBER, SINGLE MAN** (hereinafter called the "Grantor"), hereby quitclaims and conveys all of his right, title and interest in and to the hereinfavter described property, unto **JOSHUA WESLEY LEIBER, SINGLE MAN and COURTNEY VACCARELLO, SINGLE WOMAN, as joint tenants with rights of survivorship** (collectively hereinafter called the "Grantee"), being that certain property located and situated in Davidson County, Tennessee and more particularly described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 7 of Alabaster West Townhomes, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Alabaster West Townhomes of record in Instrument No. 20171009-0103163, amended in Instrument No. 20171130-0122427, Instrument No. 201807310074452, and Scrivener' s Affidavit Instrument No. 201807240072069 and Instrument No. 20180806-0077271, 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 to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Joshua Wesley Leiber, single man, by Warranty deed from Ryan C. Hanawalt and Jennifer Daneille Hanawalt, husband and wife, of record in Instrument No. 20220520-0058496, Register's Office for Davidson County, Tennessee, dated May 10, 2022 and recorded on May 20, 2022.

Being known as **227 Oceola Ave Unit 7, Nashville, TN 37209.**

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 5th day of JULY, 2022.

Joshua Wesley Leiber

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joshua Wesley Leiber, the within named bargainor, to me known (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 this 5 day of July, 2022.

My Commission Expires:
01/12/2022

See attached
NOTARY PUBLIC

The actual consideration or value, whichever is greater for this transfer is: $.00

Taylor S Pol
Affiant

Subscribed and sworn to before me this 14 day of July, 2022.

Notary Public

Whitney McElroy
State of Tennessee Notary Public
Williamson County

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 07/05/2022 before me Jaz Rodriguez, Notary Public
(insert name and title of the officer)

personally appeared Joshua Wesley Leiber,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JAZ RODRIGUEZ
Commission No. 2390453
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires January 12, 2026

Signature Jaz Rodriguez (Seal)

Tennessee Certification of Electronic Document

I, Taylor Lynn Poe, 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 July 5, 2022 (date of document).

Taylor L Poe
Affiant Signature

July 14 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 14 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

