Karen Johnson Davidson County
Batch# 915860 DEEDQC
09/13/2022 10:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220913-0102079

Return to:

FIDELITY NATIONAL TITLE COMPANY
5400 MEADOWS ROAD, SUITE 100
LAKE OSWEGO OR 97035
FILE NO. 45142210357 ← jO

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ASHLEY GOINS ALDERSON	ASHLEY GOINS ALDERSON	072 11 11 001.00
1422 LITTON AVENUE NASHVILLE, TN 37216	1422 LITTON AVENUE NASHVILLE, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KYLE A. ALDERSON AND ASHLEY GOINS ALDERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **ASHLEY GOINS ALDERSON, MARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING UNIT A, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1422 LITTON AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20180301-0019562 AND AS AMENDED IN INSTRUMENT NO. 20190404-0030747, IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Property known as, 1422 LITTON AVENUE, NASHVILLE, TN 37216

Being the same property conveyed to Kyle A. Alderson and Ashley Goins Alderson, husband and wife by a Warranty Deed recorded 06/12/2019 in Instrument: 20190612-0056511 in the 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 hand this 07 day of September, 2022.

KYLE A. ALDERSON

STATE OF ~~TENNESSEE~~ FoB Indiana

COUNTY OF Marion

Before me, Felicia O Brown of the state and county mentioned, personally appeared **KYLE A. ALDERSON,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

FELICIA O BROWN
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0728769
My Commission Expires Sep 15, 2028

Notary Public
Printed Name: Felicia O Brown
My Commission Expires: 09 · 15 · 2028

Witness my hand this 9th day of September, 2022

ASHLEY GOINS ALDERSON

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Vanessa Cortner of the state and county mentioned, personally appeared **ASHLEY GOINS ALDERSON,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Vanessa Cortner
My Commission Expires: 05-07-2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 9th day of September, 2022

Notary Public

My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Cailyn Andreasen, 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 September 7, 2022 (date of document).

Affiant Signature

September 12, 2022
Date

State of Oregon

County of Clackamas

Sworn to and subscribed before me this 12 day of September, 2022.

OFFICIAL STAMP
LAURIE LEA JENSEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1004049
MY COMMISSION EXPIRES SEPTEMBER 17, 2024

Notary's Signature

MY COMMISSION EXPIRES: 9-17-24

NOTARY'S SEAL