QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 920587 DEEDQC
09/22/2022 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220922-0105593

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua D. Ness	**Same**	
(NAME)	(NAME)	**091-05-3A-002-00**
704B Waco Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JESSICA E. NESS, MARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JOSHUA D. NESS, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

KNOWN AS UNIT B, TOGETHER WITH THE APPURTENANT COMMON ELEMENTS, OF 704 WACO DRIVE TOWNHOMES CREATED UNDER TITLE 66, SECTION 27-103(B), ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 704 WACO DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20170710-0068993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JESSICA E. NESS AND JOSHUA D. NESS, WIFE AND HUSBAND BY WARRANTY DEED FROM SOUTHERN SPACES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AS INSTRUMENT NO. 20180828-0085104 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 23, 2018 AND RECORDED ON AUGUST 28, 2018.

THE SAID JESSICA F. NESS AND JOSHUA D. NESS BEING IN THE PROCESS OF A DIVORCE THROUGH CASE NO. 22D-36, IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE, AND SAID GRANTOR EXECUTES THIS DEED IN FURTHERANCE OF THE AOFREMENTIONED DIVORCE PROCEEDING.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **704 B Waco Drive, Nashville, TN 37209**

Witness our hands this the 14th day of September, 2022.

Jessica E. Ness

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica E. Ness**, the within named bargainor, 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, this the 14th day of September, 2022.

Notary Public
My Commission Expires:
1-8-24

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, 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 9/22/22.

Date

Affiant Signature

9/22/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of September, 2022.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)