BOX 10-A

Karen Johnson Davidson County
Batch# 923008 DEEDQC
09/29/2022 10:12:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220929-0107536

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
William C. Alford and Krista Alford Joshua Donnell 2866 Anes Station Rd. Lewisburg, TN 37091	SAME	091074Y00200CO

WE, **William C. Alford and Joshua Donnell,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **William C. Alford and Krista Alford, husband and wife and Joshua Donnell, unmarried,** in and to the following tract of land in Williamson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at Kentucky Avenue & 48th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Kentucky Avenue & 48th Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220818-0093620, 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 Kentucky Avenue & 48th Avenue North, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220818-0093620, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Joshua Donnell and Chance Alford, by Warranty Deed from Bars Hooper Holdings, LLC, of record in Instrument No. 20220824-0095477, in the Register's Office of Davidson County, Tennessee, dated August 16, 2022, and recorded on August 24, 2022. Chance Alford and William C. Alford are one and the same.

This is improved property known as 1011 48th Ave. N, Nashville, TN 37209.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of September, 2022.

William C. Alford

Joshua Donnell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Alford and Joshua Donnell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 27th day of September, 2022.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2022.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

2