This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 933933 DEEDQC
10/26/2022 02:23:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221026-0116116

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Alexander Tyson & Alison Lowry 2312 Scott Avenue, Unit B Nashville, TN 37216	NEW OWNER	072-10-2J-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alexander Tyson, a single man** "the Grantor," conveys and quitclaims unto **Alexander Tyson (95% interest), a single man, and Alison Lowry (5% interest), a single woman**, "the Grantees," Grantor's interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 2312 Scott Avenue Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20190524-0049679, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.
>
> BEING the same property conveyed by Warranty Deed to Alexander Tyson, a single man, from Pearl Properties, LLC, a Tennessee Limited Liability Company, on March 18, 2020 and recorded on March 19, 2020, in Instrument No. 20200319-0030399 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 21st day of October, 2022.

(SEAL)
Alexander Tyson

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Alexander Tyson**, the within named Grantor, 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 official seal this 21st day of October, 2022.

KATELYN WILKERSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2023

Katelyn Wilkerson
Notary Public
My commission expires: 10/23/2023

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is $0.

Jessica Kemp
(Affiant)

Katelyn Wilkerson
Notary Public My commission expires: 10/23/2023

KATELYN WILKERSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2023