Karen Johnson Davidson County
Batch# 938304 DEEDQC
11/04/2022 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221104-0119266

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2022.

Notary Public
My Commission Expires: 12-18-23

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Number
Cynthia Marie Bickell & Brian Valadez 1927 14th Ave N Nashville, TN 37208	**Same**	**081-07-0Z-001.00-CO**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Cynthia Marie Bickell has bargained and sold, and does hereby convey, remise, release and forever quitclaims unto Cynthia Marie Bickell and Brian Valadez, as joint tenants with right of survivorship, their heirs and/or assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Unit 1927, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1927 14th Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160908-0094320 and being shown on Plat attached thereto as Exhibit "B", amended in Instrument No. 20180406-0032764, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cynthia Marie Bickell, unmarried woman, by deed from Scott C. Walls and Cara R. Walls, husband and wife, of record in Instrument No. 20220725-0084912, Register's Office for Davidson County, Tennessee.

This is improved property known as 1927 14th Avenue N, Nashville, Tennessee 37208.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4th day of November, 2022.

Cynthia Marie Bickell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Marie Bickell the bargainor(s), 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 at Brentwood, Tennessee, this 4th day of November, 2022.

Notary Public

My Commission expires 12-18-23

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, 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 this 4th day of November 2022

Sheri Engel

Dated November 4th, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 4th day of November, 2022

My commission expires: 11/6/25

Jennifer Bennett
Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY