39B

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 954473 DEEDQC
12/22/2022 12:36:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221222-0132156

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

JAMIE ARRINGTON NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 21 DAY OF December 2022.

NOTARY PUBLIC
COMMISSION EXPIRES: My Commission Expires July 7, 2025

ADDRESS OF NEW OWNER:
Neal Shah
519B Radnor St
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
119 13 0 E 002.00CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Ashley Cherry, unmarried** (hereinafter referred to as "GRANTORS") do quitclaim and convey all of their right, title and interest to the hereinafter described property to **Neal Shah, unmarried,** (hereinafter referred to as "GRANTEES"), their heirs and assigns, in and to a certain tract or parcel of land located in Sumner County, Tennessee, and described more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B on the plan of Homes at 519 Radnor Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 519 Radnor Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210422-0054104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the property conveyed to KELTON HOMES, LLC by Special Warranty Deed from FIRST NATIONAL BANK OF MCMINNVILLE, TENNESSEE, dated May 31, 2012, of record in Instrument No. 20120605-0048697, Register's Office for Davidson County, Tennessee. KELTON HOMES, LLC n/k/a Clearwater Properties, LLC, a Tennessee limited liability company under Articles of Amendment to Articles of Organization filed with the Tennessee Secretary of State.

Being the same property conveyed to Ashley Cherry by Warranty Deed from Clearwater Properties, LLC, a Tennessee limited liability company, dated July 8, 2022 and of record in Instrument No. 202207130080554, Register's Office for Davidson County, Tennessee. Previous Deed to Ashley Cherry incorrectly transferred Unit B.

This property is commonly known as: 519B Radnor Street, Nashville, TN 37211

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 21 day of December, 2022.

Ashley Cherry

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 Ashley Cherry, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon this oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city), Tennessee, this 21 day of December, 2022.

My Commission Expires July 7, 2025

Notary Public

My Commission Expires: _____

JAMIE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY