Karen Johnson Davidson County
Batch# 964954 DEEDQC
01/27/2023 09:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230127-0006241

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
Jonah G. Rappuhn
6353D Columbia Avenue
Nashville, TN 38209

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
091 12 1H 002.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Jeffrey G. Rappuhn and Charlotte Rappuhn, husband and wife, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto Jonah G. Rappuhn, all our interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit "D", on the plan of Columbia Avenue Residences II, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Columbia Avenue Residences II, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190123-0006686, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Jonah G. Rappuhn, unmarried and Jeffrey G. Rappuhn and Charlotte Rappuhn, husband and wife, as joint tenants with right of survivorship by Warranty Deed from 552 Westboro, LLC, a Tennessee Limited Liability Company, dated 12/19/2019, of record in Instrument 20191223-0132240, Register's Office for Davidson County, Tennessee.

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

WITNESS my hand this the 26th day of January, 2023.

x _____
Jeffrey G. Rappuhn

_____
Charlotte Rappuhn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jeffrey G. Rappuhn and Charlotte Rappuhn, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 26 day of January, 2023.

Notary Public

My Commission Expires: 10/11/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 26 day of January, 2023.

Notary Public

My commission expires:
10/11/25

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 January 27, 2023.

Affiant
Date: January 27, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 27th day of January, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY