Karen Johnson Davidson County
Batch# 965377 DEEDQC
01/27/2023 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230127-0006541

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TN COUNTY OF Rutherford *The actual consideration or value, whichever is greater, for this transfer is $-0.* Affiant Subscribed and sworn to before me, this 27th day of January, 2023. Notary Public My commission expires:

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James H. Decker	**New Owner**	**083010B00100CO**
1117A Sharpe Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **James H. Decker and wife, Frances L. Decker,** GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **James H. Decker and wife, Frances L. Decker, and James D. Flaherty and wife, Allison T. Flaherty, all as tenants in common,** herein called "GRANTEE(S)", their successors, heirs and assigns all of his right, title and interest in and to a certain tracts or parcels of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, 1117 E. Sharpe Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1117 E. Sharpe Avenue Townhomes, a horizontal property regime with private elements of record in Instrument No. 20130118-0006239, amended in Instrument No. 20130502-0044145, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jake H. Decker and wife, Frances L. Decker by Bankruptcy Trustee's Deed from Eva M. Lemeh, Bankruptcy Trustee, for the Middle District of Tennessee, Nashville Division, United States Bankruptcy Court, in Bankruptcy Court Case No. 20-04039-CMW3-7, dated December 9, 2020 and recorded December 15, 2020, of record in Instrument No. 20201215-0148118, in the Register's Office of Davidson County, Tennessee.

Oath is made that Jake H. Decker and James H. Decker are one and the same person.

This (FLD)
~~These~~ is **improved** property known as: **1117A Sharpe Avenue, Nashville, TN 37206**

WITNESS my/our hand(s) this 23RD day of JANUARY, 2023.

James H. Decker
James H. Decker

Frances L Decker
Frances L. Decker

STATE OF PENNSYLVANIA

COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public of said County and State, **James H. Decker and wife, Frances L. Decker**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23RD day of JANUARY, 2023.

Allison Elizabeth Morris
Notary Public

My Commission Expires: 6-8-24

Commonwealth of Pennsylvania - Notary Seal
Allison Elizabeth Morris, Notary Public
Montgomery County
My commission expires June 8, 2024
Commission number 1286477
Member, Pennsylvania Association of Notaries

Certificate of Authenticity

I, Angela Grace Vance, 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 01/27/23.
Date

Affiant Signature

1/27/23
Date

State of TN
County of Rutherford

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

Notary's Signature
My Commission Expires: 4.16.26

ANNA E. ROWLAND
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Seal (if on paper)