# QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

AJ-AOH-QCD-23-514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

**Rudy & Partners, PLLC**
**2012 21st Ave S**
**Nashville, TN, 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Andrew Clark Nevins** | **New Owner** | |
| (NAME) | (NAME) | |
| **514 Forest Pointe Place** | | **150090B51400CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN, 37013** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew Clark Nevins and Jennifer Erin Burton,** hereinafter called the Grantors, by these presents do hereby convey, assign, and quitclaim unto **Andrew Clark Nevins**, hereinafter called the Grantee, his heirs, successors, and assigns, all Grantors' right, title, and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that certain condominium situated in the County of Davidson, State of Tennessee, described as follows:

Being Unit No. 514 on the Final Plat of Forest Pointe Condominiums, of record in Book 6900, Page 930, and revised in Book 7900, Page 16, and further revised in Book 7900, Page 281, and as shown as an Exhibit to the Declaration of Covenants, Conditions, and Restrictions of record in Book 10412, Page 567, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to **Andrew Clark Nevins and Martha Jane Nevins** by **Warranty Deed** from **Ashleigh D. Arledge**, of record in **Instrument No. 20181203-0117410**, in the Register's Office for Davidson County, Tennessee.

The said **Martha Jane Nevins** having since died intestate on April 26, 2022. The 50% ownership interest in the property of **Martha Jane Nevins** vesting at her death in **Andrew Clark Nevins and Jennifer Erin Burton**, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20230223-0012766 and 20230223-0012757, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Karen Johnson Davidson County
Batch# 974926 **DEEDQC**
02/28/2023 10:58:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230228-0014039

This is **improved** property known as: **514 Forest Pointe Place, Antioch, TN, 37013**.

Witness my hand this the 15 day of February, 2023.

**Andrew Clark Nevins**

STATE OF TENNESSEE
COUNTY OF Roane

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Andrew Clark Nevins,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of February, 2023.

Notary Public
My Commission Expires: 9/16/2025
(SEAL)

MICHAELA J LANGLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROANE

Witness my hand this the 21st day of FEBRUARY, 2023.

**Jennifer Erin Burton**

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Jennifer Erin Burton,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of FEBRUARY, 2023.

Notary Public
My Commission Expires: 7-2-2024
(SEAL)

DAN ELAM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY