Karen Johnson Davidson County
Batch# 993181 DEEDQC
04/18/2023 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230418-0028510

QUITCLAIM DEED

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 17 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-KA-4103-A-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bonnie Elizabeth Davis	**Same as New Owner**	
(NAME)	(NAME)	
4103 A Main Street		**063-08-0M-001.00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BONNIE ELIZABETH DAVIS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **BONNIE ELIZABETH DAVIS, UNMARRIED WOMAN, (FIRST PARTY); AND BARBARA DAVIS AND BRIAN DAVIS, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY (SECOND PARTY); FIRST PARTY AND SECOND PARTY AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, Homes on Main, as shown as Exhibit "B", of the Declaration of Covenants, Conditions and Restrictions for Homes on Main, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20180508-0044149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Together with all common elements as are appurtenant to and set out in said Declaration of Covenants, Conditions and Restrictions for Homes on Main, of record in 20180508-0044149, said Register's Office.

Being the same property conveyed to the grantor herein by deed recorded Instrument Number 20230417-0028165, said Register's Office.

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

This is ____ **unimproved** __X___ **improved** property known as: 4103 A Main Street, Old Hickory, TN 37138.

Witness my/our hand(s) this the 13th day of April, 2023.

Bonnie Elizabeth Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared BONNIE ELIZABETH DAVIS, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of April, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Bonnie Elizabeth Davis
1618 7th Avenue North
Nashville, TN 37208

True Copy Certification

I, **Kaz Arbogast,** 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 the 13th day of April, 2023.

Affiant Signature
Date 04/13/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024