Karen Johnson Davidson County
Batch# 997306 DEEDQC
04/28/2023 09 01 24 AM 2 pgs
Fees $12 00 Taxes $0 00
20230428-0031341

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
Attn: Aaron Kaalberg
123 South 11th Street
Nashville, TN 37206

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Julie Williams 1158 Greenland Avenue Nashville, TN 37216	New Owner	061120A00100CO

Aaron R. Kaalberg, by these presents does hereby quitclaim and convey unto **Julie S. Williams,** her heirs, successors and assigns, all his right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

Land in Davidson County, Tennessee, being Unit A on the plan of Homes at 1158 Greenland, a Horizontal Property Regime with private elements established by Declaration of Covenants, Conditions and Restrictions for Homes at 1158 Greenland, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20131213-0126500 with plat attached as Exhibit B, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Aaron Kaalberg and Julie Kaalberg by Warranty Deed from Allen L. Williams and Janice S. Williams, Trustees of the A&J Trust, of record at Instrument No. 20130801-0080359, said Register's Office.

This is improved property also known as 1158 Greenland Ave, Unit A, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
11th day of January, 2023.

Affiant

My commission expires: 4/1/24
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of January, 2023.

AARON R. KAALBERG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron R. Kaalberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 11th day of January, 2023.

Notary Public

My Commission Expires: 4/1/24