Karen Johnson Davidson County
Batch# 997306 DEEDQC
04/28/2023 09 01 24 AM 2 pgs
Fees $12 00 Taxes $0 00
20230428-0031342

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	06112020200

Aaron 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 Lot No. 30 on the Subdivision of a Part of the Greenland Tract, of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 100 feet on the south side of Greenland Avenue, and extends back south 440 feet from the center of Greenland Avenue to the south line of said Plat Lot.

Being the same property conveyed by Jonathan R. Stephens and Myra Stephens by Warranty Deed dated March 31, 2016, of record at Instrument No. 20160404-0032096 in the Registers Office of Davidson County, Tennessee.

This is improved property also known as 1160 Greenland Ave, 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 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 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