Karen Johnson Davidson County
Batch# 1002476 DEEDQC
05/12/2023 08:28 22 AM 2 pgs
Fees $12 00 Taxes $0 00
20230512-0035402

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

AUDRA DAVIS, AFFIANT

Subscribed and sworn to before me, this 5th day of May 2023.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
AUDRA A. DAVIS, TRUSTEE 1657 54th Avenue North Nashville, TN 37209	New Owner	Map and Parcel No.: 91-3-B-17.00CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Audra Davis, ("Grantor") do hereby quitclaim, transfer and convey unto Audra A. Davis, Trustee of the Audra A. Davis Revocable Trust, created April 25, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1657 54th Avenue North, Nashville, TN 37209, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 17 of Silo Bend Homes, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-

owners and tenants, the plat filed as Exhibit "D" to said Declaration and the By-Law appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Audra Davis, a single person, from Silo Bend Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20200929-0112291.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 5th day of May 2023.

Audra Davis

Audra Davis, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Audra Davis**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 5th day of May 2023.

Shelley Mason

Notary Public

My Commission Expires: 11-3-2025

