Prepared By:
Centennial Title Company, Inc.
30 Burton Hills Blvd, #165
Nashville, TN 37215

39-B

Karen Johnson Davidson County
Batch# 1003759 DEEDQC
05/16/2023 11 45 51 AM 2 pgs
Fees $12 00 Taxes $0.00

20230516-0036562

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Justin Daugherty, an unmarried man, and Nicholas Cardwell, an unmarried man, all as tenants in common,** do hereby quitclaim unto **Justin Daugherty, an unmarried man, and Nicholas Cardwell, an unmarried man, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit**:

Land in Davidson County, Tennessee, being Unit B and Common Area, 6105 King Townhomes, as shown in the Declaration Establishing a Horizontal Property Regime for 6105 King Townhomes of record in Instrument Number 20150803- 0076749, as amended in Instrument No. 201508084-0077352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Daugherty, an unmarried man, and Nicholas Cardwell, an unmarried man, all as tenants in common by Warranty Deed from Amy Elizabeth Irvin, also known as Amy E. Wynn, an unmarried woman dated March 21st, 2023, and recorded March 23, 2023, of record in Instrument No. 20230323-0021138, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and property taxes for the current year.

This is improved property, known as: 6105 A New York Ave Nashville, TN 37209

WITNESS THE EXECUTION HEREOF this 11th day of May 2023.

Justin Daugherty

Nicholas Cardwell

Nicholas Cardwell

State of Tennessee)
County of Davidson)

On this 11th day of May, 2023 of before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Justin Daugherty and Nicholas Cardwell** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Lydia H Weaver
Notary Public
My Commission Expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is great, for this transfer is: **$0.00**.

Nicholas Cardwell
Affiant

Sworn and subscribed before me on this the 11th day of May 2023.

Lydia H Weaver
Notary Public
My Commission Expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

New Owner:
Justin Daugherty
Nicholas Cardwell
6105 A New York Ave
Nashville, TN 37209

Responsible For Tax Payment:
Wesley Mortgage
9009 Carothers Pkwy A-3
Franklin, TN 37067

Tax Map-Parcel #:
091-02-1G-002.00-CO