Karen Johnson Davidson County
Batch# 1016557 DEEDQC
06/20/2023 09 56 15 AM 2 pgs
Fees $12 00 Taxes $0 00
20230620-0046519

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Dondrick Jackson 816B Horner Avenue Nashville, TN 37204	New Owner	118023Z00100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **BRADLEY J. BARS** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **DONDRICK JACKSON AND PAULETTE JACKSON** their heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at 816 Horner Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 816 Horner Avenue, a Horizontal Property Regime with Private Elements, of record as instrument No. 20210528-0072354 and revised in Instrument No. 20220104-0001255, Register's Office for Davidson County, Tennessee, 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 of Homes at 816 Horner Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210528-0072354 and revised in Instrument No. 20220104-0001255, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Bradley J. Bars by Quitclaim Deed from Dondrick Jackson, recorded on the 13th day of May 2021 of record in Instrument No. 20210513-0064522 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This property was never the marital residence of the Grantor herein named.

This is unimproved property is known as 816B Horner Avenue, Nashville, TN 37204

Witness my hand this 16th day of June, 2023

BRADLEY J. BARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley J. Bars, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of June, 2023.

Commission expires:

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2023.

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public