Karen Johnson Davidson County
Batch# 1026629 DEEDQC
07/14/2023 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230714-0054168

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20201223R

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
The 13th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: 1.14.26

NEW OWNER:

Steven A. Aldrich &
John Phillip Shelley
920 A Elvira Avenue
Nashville, TN, 37216

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

072-06-1B-001.00-CO

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Steven A. Aldrich (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Steven A. Aldrich and John Phillip Shelley, a married couple as tenants by the entirety (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit 920A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Tovinhomes at 920 Elvira Avenue, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20160315-0024668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin C. Nelson and Carrie Nelson, husband and wife by Warranty deed from Stratos Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20170208-0013094 Register's Office for Davidson County, Tennessee, dated February 06, 2017 and recorded on February 08, 2017. (Value of consideration shown in aforementioned deed $309,900.00.)

Being the same property conveyed to Steven A. Aldrich, a single person by Warranty deed from Justin C. Nelson and Carrie Nelson, husband and wife of record in Instrument No. 20190221-0015917 Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on February 21, 2019.

This property is commonly known as 920 Elvira Avenue, Unit A, Nashville, TN 37216.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 13th day of July, 2023.

GRANTOR:

Steven A. Aldrich

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven A. Aldrich with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 13th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: 1·14·26

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer G. Lloyd, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 13, 2023.

Date

Affiant Signature

July 13, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of July, 2023.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY