QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1038406 DEEDQC
08/15/2023 01:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230815-0063531

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Aug, 2023.

Notary Public

(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Adam Davis (Name)	**New Owner**	**081 07 4I 002.00**
1826 Owen Street (Address)		
Nashville, Tennessee 37208		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Christy Reed, an unmarried woman** hereinafter referred to as Grantor, hereby quitclaims to **Adam Davis, an unmarried man**, their heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

SEE "EXHIBIT A" Attached

This is Improved Property commonly known as: 1826 Owen Street

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

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 9th day of August, 2023.

Christy Reed

Christy Reed

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christy Reed,** the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 9th day of August, 2023.

Stacy R. Jacobs

NOTARY PUBLIC

My commission expires:

3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of THE ARIAS AT 1829, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE ARIAS AT 1829, a Horizontal Property Regime, of record in Instrument No. 20180406-0032798, as amended in Instrument No. 20180411-0034211 and Instrument No. 20180412-0034484, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Adam Davis, an unmarried man, and Christy Reed, an unmarried woman, as tenants in common without rights of survivorship from Bell Rock Income Fund 1, LLC, a Delaware Limited Liability Company by Warranty Deed dated April 29, 2020 and recorded on May 4, 2020 in Instrument No. 20200504-0046538, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Tonya Loftin, 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 8/9/2023.

Date

Tonya Loftin
Affiant Signature

August 15, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of August, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)