Karen Johnson Davidson County
Batch# 1041114 DEEDQC
08/22/2023 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230822-0065480

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Alyza Cardozo 3826 Fairview Drive Nashville, TN 37218	New owner	069-03-0-012.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kylie Watson, an unmarried woman**, by these presents does hereby quitclaim and convey unto, **Alyza Cardozo, an unmarried woman**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 31 of Block DD on the Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, 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 Chris Womack, married by Warranty deed from Nermin Tanas and Girgis Tanas, wife and husband of record in Instrument No. 20200115-0005477 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 15, 2020.

Being the same property conveyed to JW Capital Inc., by Quitclaim deed from Chris Womack, married of record in Instrument No. 20210322-0037742 Register's Office for Davidson County, Tennessee, dated March 16, 2021 and recorded on March 22, 2021.

Being the same property conveyed to Kylie Watson, an unmarried woman, and Alyza Cardozo, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from JW Capital, Inc. a Tennessee corporation, of record in Instrument No. 20230508-0034306, Register's Office for Davidson County Tennessee, dated April 28, 2023, recorded on May 8, 2023.

Being also known as 3826 Fairview Drive, Nashville, TN 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

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

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16 day of August, 2023.

Kylie Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kylie Watson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 22, 2023 (date of document).

Affiant Signature

August 22, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023