Karen Johnson Davidson County
Batch# 1043523 DEEDQC
08/28/2023 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230828-0067228

This Instrument
Prepared By:
and return to:
HHHL, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Curtis Taylor Stewart, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of his interest and convey unto **CTAFS Properties, LLC, a Tennessee Limited Liability,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Units A and B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2205 Greenwood Avenue, A Horizontal Property Regime with Private Elements of record as Instrument No. 20230605-0042570, and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Curtis Taylor Stewart, married by Warranty Deed from E. Mark Turner, married of record as Instrument No. 20210802-0103745 in the Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 2, 2021.

*NOTE: This property was not used as a marital residence.

Being also known as 2207 and 2209 Greenwood Avenue Nashville, TN 37206.

IN WITNESS WHEREOF, I have hereunto set out my hand on this 26th day of August, 2023.

Curtis Taylor Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Curtis Taylor Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, executed the foregoing instrument by signing his name hereto.

Witness my hand and seal this 26th day of August, 2023.

Notary Public

My Commission Expires: _____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
CTAFS Properties, LLC 2201A Greenwood Ave Nashville TN 37204	Same	Davidson County: 083-03-4X-001.00-CO 083-03-4X-002.00-CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 29th day of August, 2023.

Notary Public

My Commission Expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Dawnielle Hardwick, 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 28, 2023**.

Date

D Hardwick

Affiant Signature

August 28, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026