**PREPARED BY:**
Robert Zahn
109 Evander St
Nashville, TN 37206

**WHEN RECORDED MAIL TO:**
Robert Zahn
109 Evander St
Nashville, TN 37206

**MAIL TAX STATEMENTS TO:**
SAME

Karen Johnson Davidson County
Batch# 1052491 DEEDQC
09/21/2023 11 38 23 AM 3 pgs
Fees $17 00 Taxes $0 00

20230921-0074285

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ROBERT W. ZAHN, MARRIED, (the "Grantor"), have bargained and sold and by these presents do transfer and convey unto **CHARLES PHILLIP MANY AND ROBERT W. ZAHN**, a married couple, (collectively the "Grantee"), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING **UNIT 317, WERTHAN LOFTS IV CONDOMINIUMS**, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20070117-0006776, AMENDED IN INSTRUMENT NOS. 20071220-0146056, 20080118-0006036, AND 20080211-0013846, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO **ROBERT W. ZAHN** AND **CHARLES P. MANY** BY WARRANTY DEED FROM WERTHAN IV, LLC, RECORDED ON THE 8TH DAY OF APRIL, 2008, IN INSTRUMENT NO. **20080408-0035491**, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO **ROBERT W. ZAHN** AND **CHARLES P. MANY** BY DEED FROM **ROBERT W. ZAHN** OF RECORD IN INSTRUMENT NO. **QC-20140630 0056986,** IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO **ROBERT W. ZAHN** BY DEED FROM **CHARLES P. MANY** OF RECORD IN INSTRUMENT NO. **QC-20141103 0101240,** IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: **081120B48800CO**

**Spousal Acknowledgement**

I, Charles Phillip Many of 109 Evander St. Nashville TN, spouse of Robert W. Zahn, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Charles Phillip Many (spouse)

Date: 9/18/2023

State of: TENNESSEE

County of: DAVIDSON

Before me, Charles manx, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Charles Phillip Many, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Special Acknowledgement, and acknowledged that they executed this Special Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal this 18 day of September, 2023.

Notary Public of Tennessee

COUNTY OF DAVISON

My Commission expires on Jan 11 2026.

DALTON SARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan 11, 2026

## Grantor Acknowledgement

State of: TENNESSEE

County of: DAVIDSON

IN WITNESS WHEREOF the Grantor has executed this deed on the 18th day of September, 2023.

9-18-23
Date

Robert W Zahn
Robert W. Zahn, Grantor

Before me, Robert Zahn, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Robert W. Zahn, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal this 18 day of September, 2023.

Notary Public of Tennessee

COUNTY OF DAVISON

My Commission expires on Jan 11 2026.

DALTON SARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan. 11, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
Robt Zahn, Affiant
Subscribed and sworn before me this the
21 Day of Sept, 2023.
A. Hayes, Deputy Register