Karen Johnson Davidson County
Batch# 1068090 DEEDQC
11/03/2023 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231103-0086068

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:
Kelsey Guerreso Courtney & Andrew Thomas Courtney 2591 Highland Ave Smyrna, GA 30080	New owner	105-7-1A-304.00CO

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, **Kelsey Guerreso NKA Kelsey Guerreso Courtney**, by these presents does hereby quitclaim and convey unto, **Kelsey Guerreso Courtney and Andrew Thomas Courtney, wife and husband**, 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 Unit No. 304 of the 1260 Martin Condominium, described in the Declaration for the 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966 and 20180227-0018384, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kelsey Guerreso, a single woman, by Warranty Deed from Anousone A. Souksavong and Christopher Oye, both unmarried, dated May 15, 2018, recorded May 18, 2023, in Instrument No. 20180518-0047987, Register's Office for Davidson County, Tennessee.

Being also known as 1260 Martin Street #304, Nashville, TN 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 2nd day of NOVEMBER, 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 31 day of October, 2023.

Kelsey Guerreso Courtney

Andrew Thomas Courtney

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named, **Kelsey Guerreso Courtney and Andrew Thomas Courtney**, 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 31st day of Oct, 2023.

Notary Public

My Commission Expires: 4/28/2024

TOM MYRENS NOTARY PUBLIC GEORGIA COBB COUNTY

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 October 31, 2023 (date of document).

Affiant Signature

November 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 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