This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219-3318

Karen Johnson Davidson County
Batch# 1072922 DEEDQC
11/17/2023 10:46:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231117-0089718

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Allison Jean Dowdle 6203B California Avenue Nashville, TN 37209	Same	091-02-1A-002.00-CO

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00).

ALLISON JEAN DOWDLE

JACQUELINE B. DIXON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SWORN TO AND SUBSCRIBED before me this 16th day of November 2023.

NOTARY PUBLIC
My Commission Expires: March 6, 2024

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Final Decree of Divorce entered on November 14, 2023, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of *Allison Jean Dowdle Janeway v. Alexander vanZandt Janeway*, Docket Number 23D705, Alexander vanZandt Janeway, also known as Alexander Vanzandt Janeway, has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Allison Jean Dowdle, her heirs, successors, and assigns, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B on the plan of 6203 California. Cottages, created under Title 66, Section 27-103 (b), et seq., as amended, Tennessee Code Annotated, and as shown on exhibit of the Declaration of Covenants, Conditions and Restrictions for

6203 California Cottages, a horizontal property regime with private elements, of record in Instrument No. 20150317-0022687, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of 6203 California Cottages shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being the same property conveyed to Allison Jean Dowdle and Alexander Vanzandt Janeway, wife and husband, by Quitclaim Deed from Allison Jean Dowdle, a married woman, in Instrument No. 20201203-0140593 Register's Office for Davidson County, Tennessee, dated November 25, 2020, and recorded December 3, 2020.

This is improved property known as: 6203B California Avenue, Nashville, TN 37209.

Alexander vanZandt Janeway a/k/a
Alexander Vanzandt Janeway

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, JACOB R. NEMER, a Notary Public in and for said County and State, the within named Alexander vanZandt Janeway a/k/a Alexander Vanzandt Janeway, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 16th day of NOVEMBER, 2023.

JACOB R. NEMER
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 7, 2024
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: May 7, 2024

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.