This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19468-AP

Karen Johnson Davidson County
Batch# 1074426 DEEDQC
11/22/2023 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231122-0090862

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $0.00

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2023.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Cantral Revocable Living Trust<br>787 Malibu Circle<br>Lake Havasu City, AZ 86403 | New Owner | 081-06-0H-001-00<br>081-06-0H-002-00<br>081-06-0H-003-00 |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Donald J Cantral and Kimberley Cantral, husband and wife,** ("Grantor") do/does hereby quitclaim and convey unto **Donald J Cantral and Kimberley L. Cantral, Co-Trustees of the Cantral Revocable Trust, dated June 1, 2007** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being certain private element units situated in Davidson County, Tennessee, being Units A, B & C, together with the appurtenant common elements of 2007 23rd Avenue North Homes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 2007 23rd Avenue North Homes, a horizontal property regime with private elements, of record in Instrument No. 20211029-0145653, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Units being depicted on the site plan attached as Exhibit to said Declaration. See also original plan of record of the Southerly part of Lot No. 16 of the Nichol Property, of record in Book 2, page 49, Chancery Court Office for Nashville, Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2007 23rd Avenue North Homes provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, the original plan of record and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to Donald J Cantral and Kimberley Cantral, husband and wife by Warranty Deed from Metro North 2120 Parnters, LLC, dated October 25, 2022, recorded October 27, 2022, of record in Instrument No. 20221027-0116487 ( as to Unit A), Instrument No. 20221027-0116500 ( as to Unit B), and Instrument No. 20221027-0116495 (as to Unit C), Register's Office for Davidson County, Tennessee.

This is improved or property located at: **2305 Lacy Street, 2303 Lacy Street, & 2011 23rd Ave N, Nashville, TN 37208**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 26th day of October 2023.

GRANTOR:

Donald J Cantral

Kimberley Cantral

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald J Cantral and Kimberley Cantral, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of October, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10-26-2023 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 11-22-2023

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 22nd **day of** November **, 2** 023 **.**

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.10.2024

**Notary's Seal (if on paper)**

