Karen Johnson Davidson County
Batch# 1076974 DEEDQC
11/30/2023 02:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231130-0092598

Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

ALEXANDER CASTRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/03/2027
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration, or value, whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 5 day of October 2023.

Notary Public
My commission expires: 05/03/2027

Address of New Owner:	Send Tax Bills to:	Tax Information:
John K. Langan and Emily J. Langan, Trustees	Owner	118050R002.00-CO
847 Clayton Ave.		
Nashville, TN 37204		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **John Langan and Emily Langan, husband and wife,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **JOHN K. LANGAN and EMILY J. LANGAN, Trustees of the LANGAN JOINT TRUST dated** OCTOBER 5 **, 2023, and any amendments thereto,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 845 & 847 Clayton Avenue, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 845 & 847 Clayton Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-1030) of record in Instrument Number 20160526-0053159, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the

unit, property, co-owners and tenants of Homes At 845 & 847 Clayton Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160526-0053159 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to John Langan and Emily Langan, husband and wife by Warranty Deed dated January 15, 2019, from Aspen Construction Holdings, LLC, A Tennessee limited liability company of record January 16, 2019, Instrument No. 20190116-0004565, Register's Office for Davidson County, Tennessee.

This property is known as 847 Clayton Ave., Nashville, TN 37204.

Witness my/our hands this 5 day of OCTOBER 2023.

John Langan

Emily Langan

ALEXANDER C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/03/2027
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Langan and Emily Langan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 5 day of October 2023.

Notary Public

My Commission Expires: 05/03/2027

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF ~~TENNESSEE~~ KANSAS
COUNTY OF ~~DAVIDSON~~ JOHNSON

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Affiant

Subscribed and sworn before me, this 30th day of October, 2023

Notary

NOTARY PUBLIC - State of Kansas
ANDREA JOY EPKE
My Appt. Expires 2/16/2027

Certificate of Authenticity

I, Michael Kernan, 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 30, 2023.

Date

Michael Kernan

Affiant Signature

October 30, 2023

Date

State of Kansas

County of Johnson

Sworn to and subscribed before me this 30th day of October, 2023.

Andrea Epke

Notary's Signature

My Commission Expires: 2/16/2027

Date

Notary's Seal (if on paper)

NOTARY PUBLIC - State of Kansas
ANDREA JOY EPKE
My Appt. Expires 2/16/2027