Karen Johnson Davidson County
Batch# 1076987 DEEDQC
11/30/2023 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231130-0092622

THIS INSTRUMENT PREPARED BY:
Peacock Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN to before me, this the 22nd day of August, 2023.

Notary Public
My Commission Expires: 7/28/25

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Cliffview, LLC **116 Agnes Road, Ste 200** **Knoxville, Tn 37919**	**Cliffview, LLC** **116 Agnes Road, Ste 200** **Knoxville, Tn 37919**	**083-14-0-347-00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christina M. Teeple, F/K/A Christina Marie Dunham,** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Cliffview, LLC, a Tennessee Limited Liability Company** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Being lot No. 393 on the plan of the Edgefield Land Company's third subdivision of record in Book 57, Page 152, Register's Office for said county. Said Lot No. 393 Fronts 50 Feet on the Northerly Side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Christina M. Teeple, F/K/A Christina Marie Dunham, by Quitclaim Deed from Gordon Paul Dunham, of record at Instrument number 20140806-0070800, in the Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded August 6, 2014.

SUBJECT TO the Restrictions, Conditions. Covenants. Rights. Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **1911 Shelby Avenue, Nashville, Tennessee 37206.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 22nd day of August, 2023.

GRANTOR:

Christina M. Teeple

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of August, 2023, before me personally appeared Christina M. Teeple, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 22nd day of August, 2023.

Notary Public
My commission expires: 7/28/25
(SEAL)

Kalyn Rachel Kaetzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument was prepared from information furnished by the Grantor and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Peacock, 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 August 22, 2023 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 22nd day of August, 2023. .

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 22nd day of August, 2023.

Notary Public
My commission expires: 7/28/25

(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY