Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
William Joshua Terry and Katherine Ann Terry 412 Alden Court Nashville, TN 37209	**091-16-0-383.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Katherine Ann Terry, fka Katherine A. Courain** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **William Joshua Terry and Katherine Ann Terry, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to the following tract of land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This improved property is known as 4610 Dakota Avenue, Nashville, TN 37209.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch # 1084985 DEEDQC
12/22/2023 08:12:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231222-0098646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 16th day of January, 2023.

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07 2025

Notary Public
My Commission Expires: 7-7-25

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 16 day of January, 2023.

KATHERINE ANN TERRY

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 **Katherine Ann Terry** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16 day of January, 2023.

Notary Public

My Commission Expires:
7.7.25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 7, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. A on the Plan for Homes at 4610 Dakota Avenue and 204 47th Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20201014-0119100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Katherine A. Courain, an unmarried woman, now a married woman known as Katherine Ann Terry, from Kendell Marvel and wife, Randa Marvel, by warranty deed filed for record on November 12, 2020, as of record in Instrument Number 20201112-0133247, Register's Office for Davidson County, Tennessee.