Karen Johnson
Batch # 1096292
01/31/2024 12:20:08 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240131-0006817

**RECORD AND RETURN TO:**
Michael W. Zuber
121 Thomas Traylor Ln.
Clarksville, TN 37043

**QUITCLAIM DEED**

Logan Hastings
Notary Public, ID KYNP48249
State at Large, Kentucky
My Commission Expires on March 31, 2026

STATE OF TN
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 30 day of January, 2024.

NOTARY PUBLIC

My commission expires: 03-31-2026

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Rd., Ste 203, Franklin, TN 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael W. Zuber<br>121 Thomas Traylor Ln.<br>Clarksville, TN 37043 | Michael W. Zuber<br>121 Thomas Traylor Ln.<br>Clarksville, TN 37043 | 081 03 1A 002.00CO |

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Michael W. Zuber, married** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Michael W. Zuber and Michaela Raines, Husband and wife,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Unit B, as shown on the Plan of 2404 14th Avenue North Townhomes, and filed as "Exhibit C" and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20170228-0019785, of the Register's Office of Davidson County, Tennessee, together with an undivided

percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to Michael W. Zuber by Warranty Deed from Andrew Barger, an unmarried man, dated March 31, 2020, recorded April 13, 2020, of record in Instrument Number 20200413-0038026, in the Register's Office for Davidson County, TN.

The address of the herein described property is believed to be 2404B 14th Avenue , Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS MY HAND, this 29 day of JANUARY, 2024.

**Michael W. Zuber**

STATE OF Kentucky
COUNTY OF Christian

Personally appeared before me, a Notary Public, **Michael W. Zuber**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 29th day of January, 2024.

Logan Hastings
Notary Public, ID KYNP48249
State at Large, Kentucky
My Commission Expires on March 31, 2026

Logan Hastings
Notary Public

Logan Hastings
Printed Notary Name

My commission expires: 03-31-2026