THIS INSTRUMENT PREPARED BY: **MHPS PLLC** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 1105092 DEEDQC 02/27/2024 03:11:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20240227-0013395	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Tiffany Whittle AFFIANT Subscribed and sworn to before me, this 27 day of February ~~2023~~ 2024 NOTARY PUBLIC My Commission Expires: 10/04/2027

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOSEPH ALLEN CONRAD 823A Horner Avenue Nashville, TN 37204	New Owner	118 02 0 150.00

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on December 13, 2022, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of Ashley Ann Whitney v. Joseph Allen Conrad, Docket Number 22D868, Joseph Allen Conrad and Ashley Ann Whitney, by these presents do transfer, quitclaim, and convey unto the said Joseph Allen Conrad, his heirs, successors, and assigns, all right, title and interest in and to a certain tract or parcel of land in the County of Davidson State of Tennessee, identified below:

This is improved property known as 823A Horner Avenue, Nashville, TN 37204, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 823A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 823 Horner, a Horizontal Property Regime, of record in Instrument Number 20180816-0081425, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Ashley A. Whitney and spouse, Joseph Conrad

Conrad by Quitclaim Deed dated October 26, 2011 from Penelope T. Conrad, of record in Instrument Number 20111102-0085529, Register's Office for Davidson County, Tennessee.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on ~~this the 20 day of February 2023.~~ as of the date next to Grantor's signature

11/27/2023

Ashley Ann Whitney, Grantor

2/26/2024

Joseph Allen Conrad, Grantor/Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **ASHLEY ANN WHITNEY**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27 day of November 2023.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **JOSEPH ALLEN CONRAD**, the Grantor/Grantee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of February ~~2023~~. 2024

Notary Public

My Commission Expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Ave.
Nashville, TN 37210
File No.: RES-24-823A

Certificate of Authenticity

I, Tiffany Rooker, 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 February 27, 2024.

Tiffany Rooker
Affiant Signature

2/27/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 27 day of February, 2024.

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal



File No. RES-24-823A