Karen Johnson Davidson County
Batch # 1105844 DEEDQC
02/29/2024 08:29:27 AM 2 pgs
Fees: $13.00 Taxes: $458.80
20240229-0013821

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $124,000.00.

Brandi Cornwell
AFFIANT

Subscribed and sworn to before me this 26th day of February, 2024.

Robyn Dunman
NOTARY PUBLIC

ROBYN DUNMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

My Commission Expires: 05.07.24

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Brittany M. White 719 Vernon Avenue Nashville, TN 37209	New Owner	091-05-1C-002.00-CO

QUITCLAIM DEED

In consideration of One Dollar ($1.00), and other good and valuable consideration, **Brandi Cornwell (formerly known as Brandi White), a married woman,** GRANTOR, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Brittany M. White, an unmarried woman,** GRANTEE. Said property is described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of 2 Aves, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of 2 Aves, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180926-0095647, and amended as Instrument Nos. 20190426-0038655, 20190709-0066829, 20200309-0026202, corrected as Instrument Nos. 20200604-0057612, and 20200608-0058500, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Brittany M. White, a single woman and Brandi White, a single woman, as joint tenants with a right of survivorship by Special Warranty Deed from RSD Vernon & James, LLC, a Tennessee Limited Liability Co. of record in Instrument No. 20201028-0124871 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on October 28, 2020.

Brandi White having since married and is now known as Brandi Cornwell.

This is improved property also known as 719 Vernon Avenue, Nashville, TN 37209.

Said conveyance is made subject to such restrictions, encumbrances, and limitations as may affect the property.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said Grantor has hereunto set her signature on this the 24th day of February, 2024.

Brandi Cornwell

Brandi Cornwell

ROBYN DUNMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Brandi Cornwell**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 26th day of February, 2024.

Robyn Dunman

Notary Public

My Commission Expires: 05.07.24