This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20191788R

Karen Johnson Davidson County
Batch# 1110110 DEEDQC
03/12/2024 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240312-0017073

The actual consideration is $0.00.

Alexandra K Irons
AFFIANT

Subscribed and sworn to before me this
the 11 day of March, 2024

NOTARY PUBLIC

My Commission Expires: My Commission Expires 5/11/2025

NEW OWNER:
Alexandra Kaitlin Irons and
Andrew Perry Irons
424 Hillside Drive
Florence, AL 35634

SEND TAX BILLS TO:
New owner

MAP/PARCEL:

091-07-0P-002.00-CO

KYLE MANGUM NOTARY PUBLIC AT LARGE ALABAMA STATE AT LARGE

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Alexandra Broussard N/K/A Alexandra Kaitlin Irons, married (hereinafter referred to as "Grantor"), does convey all of her undivided right, title and interest to the hereinafter described property to Alexandra Kaitlin Irons and Andrew Perry Irons, wife and husband (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit B on the Plan of 4704 Michigan Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 4704 Michigan Avenue Townhomes, as set forth in Exhibit "B" of record in Instrument No. 20140815-0074189, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexandra Broussard, an unmarried woman by Warranty Deed from Derek T. Townsend and Catherine C. Townsend, husband and wife, of record in Instrument No. 20191217-0130213 Register's Office for Davidson County, Tennessee, dated December 16, 2019 and recorded on December 17, 2019.

This property is commonly known as 4704B Michigan Avenue, Nashville, TN 37209.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which 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, makes this conveyance to Grantee.

IN WITNESS WHEREOF, effective this the 11 day of March, 2024.

GRANTOR:

Alexandra K Irons
Alexandra Broussard N/K/A Alexandra Kaitlin Irons

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Alabama

COUNTY OF Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alexandra Broussard K/N/A Alexandra Kaitlin Irons with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 11 day of March, 2024.

NOTARY PUBLIC

My Commission Expires 5/11/2025

My Commission Expires:

KYLE NANGUM NOTARY PUBLIC ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 March 11, 2024.

Date

Affiant Signature

3/11/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of March, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY