Karen Johnson Davidson County
Batch# 1113470 DEEDQC
03/21/2024 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240321-0019559

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Breean Hewitt 9425 Big Horn Ridge Brentwood, TN 37027	New Owner	105-16-0B-317.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shaun Hewitt, a married man,** by these presents do hereby quitclaim and convey unto **Breean Hewitt, a married woman**, his/her/their heirs, successors and assigns, all his/her/their heirs right, title and interest in and to the following described tract of land:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 317, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, First Amendment in Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, Instrument No. 20151019-0106253 and Instrument No. 20160524-0051837 Register's office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, Instrument No. 20151019-0106253 and Instrument No. 20160524-0051837 said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Shaun Hewitt, a married man by Warranty Deed from Jordan Guthrie, an unmarried man of record in Instrument No. 20201028-0124726 Register's Office for Davidson County, Tennessee, dated October 28, 2020 and recorded on October 20, 2020.

Being also known as 2197 Nolensville Pike #317 Nashville, TN 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
20th day of March, 2024.

Affiant

My commission expires:

Notary Public

(Affix Seal)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of March, 2024.

Shaun Hewitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Shaun Hewitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of March, 2024.

DREW BAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 20, 2024** (date of document).

Affiant Signature

March 21, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 21st day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25