This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: N/A

Karen Johnson Davidson County
Batch# 1133282 DEEDQC
05/10/2024 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240510-0034416

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
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 9th day of May, 2024.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kimberly Skopljak Lovell and Sara Rathbun 1830A 9th Avenue North Nashville, TN 37208	New Owner	081-08-3F-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Kimberly Skopljak Lovell, a married woman***, ("Grantor") do hereby quitclaim and convey unto, **Kimberly Skopljak Lovell and Sara Rathbun, a married couple** ("Grantee"), their heirs and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of 1830 9th Avenue North Homes, a Horizontal Property Regime With Private Elements of record as Exhibit B to Declaration of Covenants, Conditions and Restrictions for 1830 9th Avenue North Homes, in Instrument No. 20170214-0015209, in the 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 conveyed to Kimberly Skopljak Lovell, a married woman, by Quitclaim Deed from Jasmin Skopljak, a married man, of record in Instrument No. 20210224-0022797 in the Register's Office for Davidson County, Tennessee, dated February 8th, 2021, and recorded on February 24th, 2021.

Being the same property conveyed to Jasmin Skopljak and spouse, Kimberly Skopljak Lovell by Warranty deed from Kendrick Group, LLC, a Tennessee limited liability company of record in Instrument No. 20180619-0058811 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018.

*Kimberly Skopljak Lovell was granted title to the subject property in 2021 in her individual capacity. The purpose of this Quitclaim Deed is to vest title in Kimberly Skopljak Lovell and Sara Rathbun as Tenants by the Entirety.

This is **improved** property located at: **1830A 9th Avenue North, Nashville, TN 37208.**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of May, 2024.

GRANTOR:

K. S. Lovell

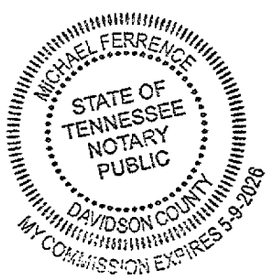
Kimberly Skopljak Lovell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kimberly Skopljak Lovell,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

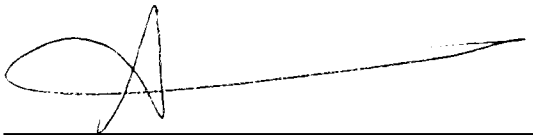
WITNESS my hand and seal at office this 9th day of May, 2024.

Notary Public
My Commission expires: 5-9-2026



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-9-2024.



Affiant Signature

5-9-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-9-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal