Karen Johnson Davidson County
Batch # 1135404 DEEDQC
05/15/2024 01:03:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240515-0035995

**This Instrument Prepared By:**
**Phillip S. Dodd, Jr., Esq.**
**200 E College St., Ste. 2**
**Murfreesboro, Tennessee 37130**

Name and Address of New Owner:
Benjamin Carl Tyson and Katherine Rose Tyson
1309 Forest Avenue, #7
Nashville, TN 37206

Send Tax Bills To:
New Owner

MAP/GROUP/PARCEL
083 09 0G 007.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

## QUITCLAIM DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, KATHERINE C. ROSE (now Katherine Rose Tyson) (hereinafter "GRANTOR"), does hereby transfer, convey and quitclaim unto BENJAMIN CARL TYSON AND KATHERINE ROSE TYSON, husband and wife (hereinafter "GRANTEES"), their heirs and assigns, forever, all of her right, title, claim and interest in and to the following described real property situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 7, as established by the Declaration of Covenants and Restrictions for The Lockeland Springs Lofts East Nashville Condominiums, a Horizontal Property Regime, of record in Instrument No. 20141015-0095131, and all amendments thereto, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit, as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Commonly known as 1309 Forest Avenue, Unit 7, Nashville, Tennessee 37206.

Being the same property conveyed to Katherine C. Rose, then unmarried, from Nura C. Kruciak and Rusty T. Kruciak, wife and husband, by Warranty Deed of record in Instrument No. 20210119-0007675, Register's Office for Davidson County, Tennessee, dated January 14, 2021 and recorded January 19, 2021.

It is the Grantor's intention by this instrument to create an estate by the entireties in and to the entire interest in the property previously held by the Grantor, pursuant to Tennessee Code Annotated § 66-1-109. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this the 3 day of April, 2024.

KATHERINE C. ROSE

Katherine Rose Tyson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, KATHERINE C. ROSE, 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 (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 3RD day of April, 2024.

P. David Frabutt

My commission expires: 3.3.26 NOTARY PUBLIC

P. DAVID FRABUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Katherine Rose Tyson
AFFIANT

Sworn to and subscribed before me,
this 3 day of April, 2024.

My commission expires: 3-3-26

P. David Frabutt
NOTARY PUBLIC

