Karen Johnson Davidson County
Batch# 1139525 DEEDQC
05/24/2024 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240524-0039002

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
This 22nd day of May, 2024.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/20/25

ADDRESS OF NEW OWNER:
2016 Willowmet Lane
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Map & Parcel:
091-07-0J-002.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Candice Barham, an unmarried woman, and Darren Harris, an unmarried man**, Grantor, does hereby quitclaim and convey all of their undivided right, title and interest, to the hereinafter described property to CDZ110549ST, LLC, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit B of SMH Cottages Unit A & B, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140123-0006497, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of SMH Cottages Unit A & B, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 201401230006497, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Candice Barham, an unmarried woman and Darren Harris, an unmarried man by virtue of a Warranty Deed from Andrew Lee McLellan and Elizabeth Smith Mclellan, tenants in common with rights of survivorship recorded on May ___, 2024 as Instrument #_202405240039000_ in the official records of the Davidson County Recording Office

This is real property commonly known as 1105 49th Avenue North, Nashville, TN 37209.

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

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 parties hereto have hereunto set their signatures on this the 22nd day of May, 2024.

Candice Barham

Darren Harris

STATE OF TENNESSEE
COUNTY WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Candice Barham and Darren Harris, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 22nd day of May, 2024.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 22, 2024.

J. Carlton Drumwright

May 22, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 22, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY