QUITCLAIM DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
	THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $0.00.
	Affiant
	Subscribed and sworn before me this 25 *day of June,* 2024.
	Notary Public
	My commission expires: 7/7/2027
THIS INSTRUMENT PREPARED BY Teresa M. Morgan, Attorney, PO Box 60711, Nashville, Tennessee 37206	

Karen Johnson Davidson County
Batch # 1151797 DEEDQC
06/27/2024 12:52:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240627-0048443

TERESA M MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7/7/2027

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joshua Witt & Rachel Kirstine Witt 915 A Delmas Ave. Nashville, TN 37216	Joshua Witt & Rachel Kirstine Witt 915 A Delmas Ave. Nashville, TN 37216	072-09-1J-001.00-CO

THIS INDENTURE made and entered into on this 25th day of June, 2024, between **JOSHUA WITT AND RACHEL KIRSTINE WITT, HUSBAND AND WIFE** ("Grantor") and **JOSHUA WITT, an unmarried man, and RACHEL KIRSTINE WITT, an unmarried woman, as joint tenants with rights of survivorship** (collectively, "Grantee"), and hereby transfers and conveys any interest in the certain parcel of real property described below to the Grantee:

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and no other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's beneficiaries and assigns, all of Grantor's right, title, and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Residences at 915 Delmas of record as Instrument No. 20191210-0127383 and being shown on Plat attached thereto as Exhibit "B", 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 property conveyed Joshua Witt and Rachel Witt, husband and wife by Warranty Deed from Shawn Meehan, a married man, dated December 30, 2020 of record in Instrument No. 20210104-0000798 Register's Office for Davidson County, Tennessee.

Joshua Witt and Rachel Witt divorced in the Circuit Court for Davidson County, Tennessee on May 7, 2024, Docket No. 23D1540. They hereby convey this property to record their express intent to maintain it as joint tenants with rights of survivorship after the divorce.

This is improved property known as 915A Delmas Ave, Nashville, Tennessee 37216.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee, the rights of others in and to the common areas and/or elements, and any and all existing easements and restrictions as shown of record not stated herein.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

JOSHUA WITT

RACHEL KIRSTINE WITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **JOSHUA WITT and RACHEL KIRSTINE WITT,** whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 25th day of June, 2024.

Teresa Morgan
Notary Public
My Commission Expires: 7/7/2027

TERESA M MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027