This Form furnished by:
ATTORNEY LAURA S. BLUM

FROM:
ANNA M. PICKETT

TO:
ROBERT A. PICKETT

Karen Johnson Davidson County
Batch# 1153736 DEEDQC
07/02/2024 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240702-0049878

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Robert A. Pickett 1242 2nd Avenue South, Unit 6 Nashville, TN 37210	SAME	10503QV00500CO

STATE OF TENNESSEE }
COUNTY OF DAVDISON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Chancery Court for Williamson County, Tennessee, Docket No. 22CV-52024J.**

ROBERT A. PICKETT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th, DAY OF June, 2024.

GERALDINE DISMUKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 10/04/27

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

This Instrument Prepared By:

LAURA S. BLUM, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600
l.blum *a* midtnlawyers.com

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **ANNA M. PICKETT** , do hereby quitclaim to **ROBERT A. PICKETT**, all my interest, if any, in said real property in Nashville, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Being Unit No. 6 as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions for 1242 Second Avenue South of record in instrument No. 20200326-0032878; as amended by First Amendment to Declaration, Conditions and Restrictions for 1242 Second Avenue South of record in Instrument No. 20200902-0100030; as further amended by Second Amendment to Declaration, Conditions and Restrictions for 1242 Second Avenue South of record in instrument No. 20201026-0123584, as further amended by Third Amendment to Declaration, Conditions and Restrictions for 1242 Second Avenue South of record in instrument No. 20220526-0061183, as further amended by Fourth Amendment to Declaration, Conditions and Restrictions for 1242 Second Avenue South of record in instrument No. 20220606-0064558, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert A. Pickett by Warranty Deed from True Development, LLC, of record in Instrument No. 20221007-0110606, Register's Office for Davidson County, Tennessee dated October 7, 2022.

This conveyance is made subject to (1) Taxes which have been paid by Grantor; (2) Ad restrictions of record; (3) All easements of record; (4) all visible easements; (5) All matters appearing on the plan of record; All applicable governmental and zoning regulations.

This is improved real property, known as: **1242 2nd Avenue South, Unit No. 6, Nashville, TN 37210**

IN WITNESS WHEREOF I have hereunto set my hand on this the ____ day of June 26, , 2024.

Anna M Pickett

ANNA M. PICKETT

STATE OF TENNESSEE }
COUNTY OF _____ }

Personally appeared before me, Eric Olson, a Notary Public in and for said County and State, the within named, **ANNA M. PICKETT**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Franklin, Tennessee, Williamson County, on this the 26th day of June, 2024.

Eric Olson
NOTARY PUBLIC

My Commission Expires: 10-4-2027
DATE

ERIC OLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Certificate of Authenticity

I, Laura S. Blum, 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 June 11, 2024 and June 26, 2024
Date

Laura S. Blum
Affiant Signature

7/2/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2024.

Jessica Stanford
Notary's Signature

My Commission Expires: 01/12/2025
Date

Notary's Seal (if on paper)

