Karen Johnson Davidson County
Batch # 1153851 DEEDQC
07/02/2024 02:40:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240702-0050031

This instrument was prepared by:
Patricia R. Young
Perrone & Young
400 Sugartree Lane, #220
Franklin TN 37064-3037
615 / 373.6910

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Allison Jacob 1009B Southside Avenue Nashville TN 37203-4760	Same	105-01-2B-001.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BRIDGET LOOMIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. MAY 3, 2027

The actual consideration or value for this transfer, whichever is greater is $0.00.

AFFIANT

Personally appeared before me, sworn to and subscribed before me this 11th day of August 2023.

Bridget Loomis
NOTARY PUBLIC
My commission expires: May 3, 2027

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Ella Burton**, by these presents does hereby quitclaim and convey unto **Allison Jacob**, her heirs, successors, and assigns, Grantor's undivided 50% right, title, and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Unit 1009-B, as shown on the map entitled attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 1009 Southside Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20160606-0056478, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Allison Jacob, by Warranty Deed dated August 16, 2017, by Cates Builders, LLC, a Tennessee limited

liability company, recorded on August 18, 2017, as Instrument No. 20170818-0084835, said Register's Office; and further conveyed by Quitclaim Deed dated April 12, 2019, from Allison Jacob, to Ella Burton, an undivided 50% interest, and Allison Jacob, an undivided 50% interest, as tenants in common, by Quitclaim Deed dated April 12, 2019, recorded on March 9, 2020, as Instrument No. 20200309, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS
1009-B SOUTHSIDE AVENUE, NASHVILLE, TENNESSEE, 37203.

The purpose of this Quitclaim Deed is to establish a 100% fee simple title in Allison Jacob.

This Deed was prepared based upon information provided by Grantor and Grantee and no title search was conducted, nor was verification of Grantor's status established.

This conveyance is subject to taxes for the current year, any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 11th day of August 2023.

GRANTOR:

ELLA BURTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named Grantor, **Ella Burton**, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of August 2023.

BRIDGET LOOMIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MAY 3, 2027

NOTARY PUBLIC

My commission expires: May 3, 2027

EB AJ QCD 1009B SoSide 230809