Karen Johnson Davidson County
Batch# 1154143 DEEDQC
07/03/2024 02:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240703-0050404

THIS SPACE FOR OFFICIAL USE ONLY

STATE OF TN

COUNTY OF Montgomery

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

Affiant

Subscribed and sworn to before me, this the 22 day of July, 2024.

Notary Public
My commission expires:

DUSTIN LOBATO
TENNESSEE NOTARY PUBLIC
My Comm Exp January 27, 2025
COUNTY OF MONTGOMERY

This Instrument Prepared By:
TOWNSEND TITLE LLC
2684 TOWNSEND COURT, SUITE A
CLARKSVILLE, TN 37043
File No. 2024-411

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Shawn Joseph Voxe 1411 B Chester Avenue Nashville, TN 37026	New Owner	072 14 2R 002.00 CO

This Instrument was prepared from information supplied by the Grantee herein and without benefit of a legal title examination and no liability is assumed for any matters that would be disclosed by title examination. This preparer is the draftsman only of this instrument and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as a person required to report this transaction under IRS §5064 (E) or other applicable law. Grantor and Grantee acknowledge that this transaction may result in tax consequences for the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, **Sydney Kennedy Voxe, a single woman** ("GRANTOR") does transfer, convey and quitclaim unto **Shawn Joseph Voxe f/k/a Shawn J. Stickney, a single man** ("GRANTEE"), their heirs, successors and assigns forever, all of her right, title and interest in certain land in Montgomery County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has signed this Instrument as of the 3rd day of July, 2024.

GRANTOR:

Sydney Kennedy Voxe

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 3rd day of July, 2024, before me personally appeared Sydney Kennedy Voxe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of July, 2024.

Notary Signature
My commission expires:



EXHIBIT "A"

PROPERTY DESCRIPTION

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of The Cottages at 1411 Chester Avenue, a Horizontal Property Regime with Private Elements located in Nashville Davidson County, Tennessee and described in the declaration of Covenants, conditions and Restrictions for The Cottages a 1411 Chester Avenue a Horizontal Property Regime with Private Elements, "a/k/a Unit "B", Horizontal Property Regime of 1411 Chester Avenue", of record as Instrument No. 20160627-0065082, 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, co-owners and tenants of The Cottages at 1411 Chester Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20160627-0065082, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Shawn J. Stickney, a married man, from David M. Carbonell, an unmarried man, by deed dated January 3, 2020, and filed for record in Instrument No. 20200107-0002262 in the Register's Office for Davidson County, Tennessee. Shawn J. Stickney is one and the same person as Shawn Joseph Voxe. Reference is made to Final Decree of Divorce entered January 11, 2023, in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 22D1536.

Certificate of Authenticity

I, Jonathan R. Vinson, 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 __7/3/2024____

Affiant Signature

Date 7/1/2024

State of Tennessee

County of Montgomery

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

Notary's Signature

DUSTIN LOBATO
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 21, 2025
COUNTY OF MONTGOMERY

My Commission Expires: 1/21/25

Notary's Seal (if on paper)