Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jeffry B. Amann and Lisa B. Amann 6412 Riverplace Drive Nashville, TBN 37221	**Map/Parcel 091 16 0 015.00**	**Same**

Karen Johnson Davidson County
Batch # 1163572 DEEDQC
07/30/2024 08:21:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240730-0057270

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Jeffry B. Amann (also known as Jeffrey B. Amann)** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Jeffry B. Amann and Lisa B. Amann, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **4403 Charlotte Avenue, Nashville, TN 37209.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 27th day of June, 2024.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: JUNE 20, 2027

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 27th day of June, 2024.

Jeffry B. Amann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffry B. Amann**, the bargainor, with whom I am personally acquainted (or proved to me 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 on this the 27th day of June, 2024.

Notary Public

My Commission Expires: 1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being part of Lot "A' on the Plat of Charlotte Park Co's First Addition to Nashville, as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, and described according to a Survey by Howard W. Anderson, Registered Land Surveyor, No. 527, dated December 27, 1995, as follows:

BEGINNING at an iron rod in the southerly margin of Charlotte Avenue, said iron rod being 50.00 feet West of the westerly margin of 44th Avenue North; thence, South 2 degrees 25 minutes 37 seconds East 150.00 feet to an iron rod in the northerly margin of an alley; thence, with said margin South 87 degrees 34 minutes 23 seconds West 100.00 feet to an iron rod; thence, leaving said margin North 2 degrees 25 minutes 37 seconds West 150.00 feet to an iron rod in the southerly margin of Charlotte Avenue; thence, with said margin North 87 degrees 34 minutes 23 seconds East 100.00 feet to the point of BEGINNING.

Being the same property conveyed to Jeffrey B. Amann (being one and the same person as Jeffry B. Amann) by Warranty Deed dated January 4, 1996, of record in Deed Book 9910, Page 638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.