Karen Johnson Davidson County
Batch # 1179094 DEEDQC
09/09/2024 09:30:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240909-0069064

G#33786-3 (kg)
THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNERS:
Marisa L. Frank and
Jason Holleman
5811 A Morrow Road
Nashville, TN 37209

SEND TAX BILLS TO:
"New Owners"

MAP-PARCEL NOS.
082 05 0 M 002 00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Marisa L. Frank, an unmarried woman, and Jason Holleman, an unmarried man,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Marisa L. Frank, an unmarried woman, and Jason Holleman, an unmarried man, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, all of Grantors' interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1813 3rd Avenue North, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 1813 3rd Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140708-0060127, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 1813 3rd Avenue North, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20140708-0060127, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Marisa L. Frank, an unmarried woman, and Jason Holleman, an unmarried man, by Warranty Deed dated October 30, 2020, from Corie Kellman, unmarried, of record in Instrument No. 20201112-0132973, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

THIS is improved property, known as: 1813 B 3rd Avenue North, Nashville, TN 37208.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of September, 2024.

Marisa L. Frank

Jason Holleman

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, Marisa L. Frank and Jason Holleman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 4th day of September, 2024.

My Commission Expires: Nov. 2, 2026

Katherine Goodson
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this the 4th day of September, 2024.

My Commission Expires: Nov. 2, 2026

Katherine Goodson
Notary Public