THIS INSTRUMENT IS PREPARED WITHOUT THE PROCUREMENT OF A FORMAL TITLE SEARCH

THIS INSTRUMENT IS PREPARED BY,
AND TO BE RETURNED TO:
I. DYKE TATUM, ATTORNEY-AT-LAW
30 BURTON HILLS BLVD | STE 200
NASHVILLE, TN 37215

JUSTIN D. TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant April Perritt

Subscribed and sworn to before me this 1st **day of** September, 2024.

Notary Public:

My Commission Expires: Sept 7, 2026

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To**:	**Map-Parcel Number**:
CTAFS PROPERTIES, LLC 3536 Long Hollow Pike Goodlettsville, TN 37072	SAME	Part of 083-03-0 228.00

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **WILLARD BROCK OAKLEY,** by these presents does hereby transfer, quitclaim and convey unto **CTAFS PROPERTIES, LLC, a Tennessee limited liability company** his successors and assigns, all of her rights, title, and interest in and to the described tract of land in **DAVIDSON** County, Tennessee as follows to wit:

Land in Davidson County, Tennessee, being Unit A on the plan of 1116 Campbell Street Homes, a Horizontal Property Regime, of record in Instrument No. 20240729-0057043, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Willard Brock Oakley, by Warranty Deed dated November 3, 2022 from Tessa A. Rhodes and Irvin Bell Oten, III, and recorded November 7, 2022 in Instrument No. 20221107-0119603, Register's Office for Davidson County, Tennessee.

This is (Un)/Improved property known as: **1116-A CAMPBELL STREET NASHVILLE, TN 37206**

Karen Johnson Davidson County
Batch # 1181210 DEEDQC
09/13/2024 08:03:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240913-0070554

WITNESS my hand and official seal this 1st day of September, 2024.

WILLARD BROCK OAKLEY

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of September 2024, before me, the undersigned, a Notary Public, for the State and County aforesaid, personally appeared WILLARD BROCK OAKLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Davidson County Tennessee this 1st day of September, 2024.

Notary Public

My Commission Expires: Sept 7, 2026

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE LEGAL DESCRIPTION FROM THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF. NO INDEPENDENT TITLE EXAMINATION OF THE SUBJECT PROPERTY HAS BEEN CONDUCTED BY PREPARER.