Karen Johnson Davidson County
Batch# 1207628 DEEDQC
11/21/2024 12:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241121-0091094

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24651172

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Kali B. Weber**
Address of New Owner(s): **1813A Cahal Avenue, Nashville, TN 37206**

Property ID NUMBER: 072-15-0S-001.00-C

THIS INDENTURE, made and entered into this 15th day of November, 2024, by and between **Matthew T. Haysley, a single Man,** party of the first part, and **Kali B. Weber, a single Woman,** party of the second part,

WITNESSETH: That for and in consideration of Six Thousand Seven Hundred Ninety-Eight and 50/100 Dollars ($6,798.50), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

For Information Purposes Only:

Being the same property conveyed to Kali B. Weber, a single woman, and Matthew T. Haysley, a single man, as tenants in common, with right of survivorship, by deed dated May 17, 2022 of record in Deed Instrument/Case No. 20220524-0059878, in the County Clerk's Office.

TMS: 072-15-0S-001.00-C

Property Address: 1813A Cahal Avenue, Nashville, TN 37206

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.



WITNESS the signature of the said party of the first part the day and year first above written.

Matthew T. Haysley

STATE OF North Carolina

COUNTY OF Guilford

Acknowledgement

On this 11th day of Nov, 2024, before me personally appeared Matthew T. Haysley, 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 and seal, this 11th day of Nov, 2024.

Signature of Notary Public

LYNDA K GUARNIERI
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires 9-8-29

MCD 74399539 QC101 01 0204

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$448,700.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 66-5-209(6)**

Affiant

Subscribed and sworn to before me this 14th day of November 20 24.

Notary Public Signature
My commission expires: 9-8-2029

LYNDA K GUARNIERI
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires 9-8-29

MCD 74399539 QC101 01 0204

Tennessee Certification of Electronic Document

I, Matthew Hayslep, 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 11-11-24 (date of document).

Affiant Signature

11/11/24
Date

State of North Carolina

County of Guilford

Sworn to and subscribed before me this 11th day of November, 2024.

Notary Signature

My Commission Expires: 9-8-2029

Notary Seal:

LYNDA K GUARNIERI
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires 9-8-29

MCD 74399539 QC101 01 0204

202411210091094

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 072-15-05-001.00-C

Land situated in the County of Davidson in the State of TN

BEING UNIT A, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF CAHAL AVENUE TOWNHOMES, II A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED BY DECLARATION IN INSTRUMENT NO. 20150825-0085759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT B TO THE AFOREMENTIONED DECLARATION, AND BEING LOCATED UPON LOT NO.10 ON THE MAP SHOWING SUBDIVISION OF LOTS 15 THROUGH 25 IN BELLE FOREST SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 1813A Cahal Ave, Nashville, TN 37206

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Kali B. Weber, a single woman, and Matthew T. Haysley, a single man, as tenants in common, with right of survivorship, by deed dated May 17, 2022 of record in Deed Instrument/Case No. 20220524-0059878, in the County Clerk's Office.