Address New Owner	Map-Parcel Numbers	Send Tax Bills To.
William Joseph Nobel and Callie Cunningham Nobel 6528 Melinda Drive Nashville, TN 37205	**083 14 0D 001.00**	**SAME**
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, **William J. Nobel and Callie Cunningham, now known as Callie Cunningham Nobel, as joint tenants with right of survivorship** (the "Grantors"), by these present hereby transfers, assigns, and quitclaims to **William Joseph Nobel and Callie Cunningham Nobel, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantors' 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 **313 S 17th, Unit B, Nashville, TN 37206**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Karen Johnson
Batch # 1215492
12/12/2024 10 12 20 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20241212-0096537

Subscribed and sworn to before me this 4th day of December, 2024

KATIE CELESTETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 08/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination, and that neither Warner Jones 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 Grantors have executed this Quitclaim Deed this 4th day of December, 2024

WILLIAM J. NOBEL

CALLIE CUNNINGHAM
NKA CALLIE CUNNINGHAM NOBEL

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 **William J. Nobel and Callie Cunningham, now known as Callie Cunningham Nobel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 4th day of December, 2024.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

A certain condominium located in Davidson County, Tennessee, being Unit No B of 313 South 17th Street Townhomes, a Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 313 South 17th Street Townhomes of record in Instrument Number 201404090029734 and amended in Instrument No 201406120051315, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Declaration, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration

This conveyance is subject to

- Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee
- Declaration of Covenants, Conditions and Restrictions, establishing a Horizontal Property Regime of 313 South 17th Street Townhomes of record in Instrument Number 201404090029734 and amended in Instrument Number 201406120051315, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BEING the same property conveyed to William J Nobel and Callie Cunningham, both unmarried, as joint tenants with right of survivorship, from Garafola Properties, a Tennessee limited liability company, by warranty deed filed for record on September 24, 2014, Instrument Number 20140924-0087982, as of record in the Register's Office for Davidson County, Tennessee.