Karen Johnson Davidson County
Batch # 1223249 DEEDQC
01/06/2025 09:43:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250106-0000874

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Rachel Ahearn Lesnick and Jason A. Lesnick 4105A Oriole Place Nashville, TN 37215	NEW OWNERS	117-15-3C-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, WE, **Rachel Ahearn Lesnick (formerly known as Rachel A. Ahearn) and Jason A. Lesnick,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Rachel Ahearn Lesnick and husband, Jason A. Lesnick,** the **Grantees** herein, their successors and assigns, all of our right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit "A" 4105 Oriole Place Cottages, a Horizontal Property Regime with Private Elements, located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for 4105 Oriole Place Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141126-0109080, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of 4105 Oriole Place Cottages, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141126-0109080, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jason A. Lesnick and Rachel A. Ahearn, husband and wife, by Warranty Deed from Kane Harrison and Adair Harrison, husband and wife, of record in Instrument No. 20240613-0044272, dated June 10, 2024 and recorded June 13, 2024, Register's Office for Davidson County, Tennessee. *This instrument is intended to confirm tenancy by the entirety amongst Grantees and to change the name of Grantee, Rachel Ahearn Lesnick, in the chain of title to reflect her married name.*

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantors. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is improved real property with a mailing address of: 4105A Oriole Place, Nashville, TN 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 3 day of January 2025.

R. A. Lesnick
Rachel Ahearn Lesnick

Jason A. Lesnick
Jason A. Lesnick

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rachel Ahearn Lesnick and Jason A. Lesnick,** the within named 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 this the 3 day of January 2025.

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 3 day of January, 2025.

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires:_____