QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1228659 DEEDQC
01/21/2025 04:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250121-0004685

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15 DAY OF JAN, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # VPL - LT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Alexander Tyson	Same as new owner	072-10-2J-001.00-CO
2312 Scott Avenue, Unit B		
Nashville, TN 37201		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALISON LOWRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ALEXANDER TYSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 2312 Scott Avenue Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20190524-0049679, Registers Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration,

Being the same property conveyed by Quitclaim Deed from Alexander Tyson, a single man, to Alexander Tyson, a single man (95% interest), and Alison Lowry, a single woman (5% interest), executed on October 21, 2022, and recorded on October 26, 2022, as Instrument No. 20221026-0116116 in the Registers Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is Improved property known as 2312 Scott Avenue, Unit B, Nashville, TN 37201

Witness my hand on this 15th day of January, 20 25

ALISON LOWRY

STATE OF Tennessee

COUNTY OF Hickman

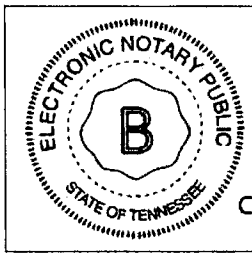
Personally appeared by audio-video communication , the undersigned, a Notary Public, in and for said County and State, the within named:ALISON LOWRY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ALISON LOWRY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bon Aqua (city), Tennessee (state), this 15th day of January, 20 25

Notary Public Madison Haley Kretzer

My Commission Expires: 10/28/2026

Notarized online using audio-video communication



Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission #: N/A
Commission Expires: 10/28/2026

I Lisa Allard, 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 January 15, 2025.

Lisa Allard January 15, 2025

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this January 15, 2025.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028

Jim R. Vanderpool, Notary

