QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1255815 DEEDQC
04/02/2025 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0025183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew D. Charette & Deborah A. Vahle	**Same as New Owner**	
(NAME)	(NAME)	**072050O09000CO**
2445 Eastland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW D. CHARETTE, A MARRIED PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **MATTHEW D. CHARETTE AND DEBORAH A. VAHLE, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 406B, High View, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for High View Flats of record in Instrument No. 20201216-0148644, as amended in Instrument Nos. 20210204-0016515, 20220105-0002261, 20230406-0025207 and 20230614-0045438, in the Register's Office of Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Matthew D. Charette, a married person, by Warranty Deed from High View Flats, LLC, a Tennessee limited liability company, of record in Instrument No. 20231108-0087518, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ unimproved __X___ improved property known as: 2900 Edwin Way, # 406, Nashville, TN 37207.

Witness my hand this the 2 day of APRIL, 2025.

Matthew D. Charette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Matthew D. Charette, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 2 day of APRIL, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Matthew D. Charette & Deborah A. Vahle
2445 Eastland Avenue
Nashville, TN 37206

True Copy Certification

I, John W. Bishop, 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 this the 2 day of April, 2025.

Affiant Signature
Date 4/2/20

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026