Karen Johnson Davidson County
Batch # 1260791 DEEDQC
04/17/2025 11 10 05 AM 2 pgs
Fees $12 00 Taxes $0 00
20250417-0029418

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Aaron B. Mock 1423B Rosebank Avenue Nashville, TN 37206	New Owner	084-01-0J-002.00

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Shannon B. Chanler**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Aaron B. Mock**, all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" of the Plan of Declaration of Covenants, Conditions and Restrictions for Homes at 1423 Rosebank Avenue, A Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for Homes at 1423 Rosebank Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20190702-0064693, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20190702-0064693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron B. Mock and Shannon B. Chanler, both unmarried as joint tenants with rights of survivorship, by Warranty Deed from Build Trust Homes, LLC, of record in Instrument No. 20240918-0072281, Register's Office for Davidson County, Tennessee.

This is improved property known as **1423B Rosebank Avenue, Nashville, TN 37206.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 14 day of April, 2025.

GRANTOR:

Shannon B. Chanler

Shannon B. Chanler

STATE OF New York
COUNTY OF Livingston

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Shannon B. Chanler**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 14 day of April, 2025.

SAMANTHA M NELLIS
Notary Public State of New York
No 01NE6364119
Qualified in Livingston County
Commission Expires 09/05/2025

NOTARY PUBLIC

My Commission Expires: 9/5/2025

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON