Karen Johnson
Batch # 1266033
04/30/2025 01:44:59 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250430-0033412

Subject Property: **Map & Parcel: 90-8-R-001.00co**

Property Address: **636 A Annex Ave, Nashville, TN 37209**

New Owner: **Joseph Graham DeLoach**
Address: **636 A Annex Ave**
Nashville, TN 37209

Send Tax Bill to:
Same address

This instrument was prepared by:

Sarah Richter Perky, Esq.
Campbell Perky Johnson, PLLC
329 S. Royal Oaks Blvd., Suite 205
Franklin, TN 37064
(615) 794-1717

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on August 27, 2024, Fourth Circuit Court for Davidson County Docket No. 24D-278, and for good and valuable consideration, and no monetary consideration, I, **Andrea DeLoach,** hereby quitclaim and convey to **Joseph Graham DeLoach,** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit A on the Plan of 636 Annex Avenue Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for 636 Annex Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20170222-0017910, Register's Office for Davidson County, Tennessee, to which reerence is hereby made. The easements, restrictive covenants, conditions and regulations imposed upoin and relating to the units, property, co-owners and tenants of 636 Annex Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Lannie Boswell and Elizabeth Boswell, husband and wife, by Warranty Deed from GMAT Holdings, GP, dated January 25, 2017, recorded January 27, 2017, of record in Instrument No. 20170127-0009061, Register's Office for Davidson County, Tennessee. 20150602-0051298, said Register's Office.

Being a portion of the property conveyed to Joseph Graham DeLoach and Andrea DeLoach, husband and wife, by Warranty Deed from Lannie Boswell and Elizabeth Boswell, dated November 20, 2017, of record in Instrument No. 20171122-0119994, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 22nd day of October, 2024.

ANDREA DELOACH

BRADY BELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/20/2028 WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea DeLoach,** within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of October, 2024.

NOTARY PUBLIC

02-20-2028
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF Williamson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

ANDREA DELOACH

Sworn to and subscribed before me this 22nd day of October, 2024.

NOTARY PUBLIC

02-20-2028
My commission expires

The actual consideration or value, whichever is greater, is $0.

BRADY BELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/20/2028 WILLIAMSON COUNTY