This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1279597 DEEDQC
05/30/2025 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250530-0042599

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
1817 Capers TIST	Same	104 08 0P 002.00
1817 Capers Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Ava Louise Ackerman, ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustee of the 1817 Capers TIST, a Tennessee Investment Services Trust, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Unit No. 2, Commodore Capers Townhomes, shown as Exhibit "A-2" to the Master Deed establishing a planned unit development of record in Instrument No. 20030811-0114231, amended in Instrument No. 20071121-0136450, Register's Office for said County, to which Master Deed reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ava Louise Ackerman from Christopher Randall Ellis by Warranty Deed of record in Instrument No. 20250528-0041721, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 30th day of May, 2025.

Affiant Leigh Bradford Ackerman

Notary Public _____ My Commission Expires:

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is improved property known as 1817 Capers Avenue, Nashville, TN 37212.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 30th day of May, 2025.

Ava Ackerman
Ava Louise Ackerman, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ava Louise Ackerman, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30th day of May, 2025.

_____ My Commission Expires:
Notary Public

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 May 30, 2025.

Date: 05/30/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on May 30, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

