Karen Johnson Davidson County
Batch# 1283787 DEEDQC
06/10/2025 11:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250610-0045524

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Allison Ziegler
1601 Dorchester Ave.
Nashville, TN 37216

Send Tax Bill to:
Owner

Map-Parcel Numbers:
072-11-0T 001.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 9th day of June, 2025.

Notary Public

My Commission Expires:
9-7-26

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ALLISON ZIEGLER,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO , **ALLISON ZIEGLER, AND ANNA ZIEGLER,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1601 Dorchester Ave., Nashville, TN 37216.

AZ

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of June, 2025.

Allison Ziegler

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this 9th day of June, 2025.

My commission expires: 9-7-26

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC BENJAMIN SEAMON DAVIDSON COUNTY

Exhibit A

Being a certain private element unit situated in Davidson County, Tennessee, being Unit A, together with the appurtenant common elements, of Homes at 1601 Dorchester Avenue, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1601 Dorchester Avenue, a horizontal property regime with private elements, of record in Instrument No. 20150811-0080148, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan of 1601 Dorchester Townhomes, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1601 Dorchester provided in said Declaration, together with the By-Laws appended thereto, the site plan attached 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 the same property conveyed to Allison Ziegler, an unmarried woman, by Warranty Deed dated 04/14/2025, from Scott G. Baum, Jr. and Bethany J. Baum, husband and wife, of record in Instrument No. 20250415-0028555, in the Register's Office of Davidson County, Tennessee.

202506100045524

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/9/2025.

Affiant Signature

6/10/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

202506100045524