THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1288196 DEEDQC
06/20/2025 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250620-0048575

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owners:	Send Tax Bills to:	Map & Parcel:
John Coode and Kathleen O'Brien Coode 4200 West 91st St. Prairie Village, KS 66207	New Owners	161-05-0A-040.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stephen Coode, an unmarried man**, by these presents does hereby quitclaim and convey unto **John Coode and Kathleen O'Brien Coode, husband and wife**, their heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. B-22 on the Plan of Ashlawn Place Condominiums, a Condominium, a Horizontal Property Regime, located on Ashlawn Place, Nashville, TN, as shown on the plat of Ashlawn Place Condominiums, Condominium 2partments, recorded in Exhibit to the Master Deed of record in Book 6607, Page 596, and Book 7168, Page 550, said Register's Office, and described in the Master Deed recorded in Book 6607, Page 596, and Book 7168, Page 550, said Register's Office, to which reference is hereby made, The easements, restrictive covenants, conditions, and regulations imposed upon and refating to the apartments, property, co-owners and tenants of Ashlawn Place Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6607, Page 596 and Book 7168, Page 550, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee are incorporated herein by reference and made a part hereof of the same as though copied herein

Being the same property conveyed to John Coode, a married man, and Stephen Coode, an unmarried man, as joint tenants with rights of survivorship, by Warranty Deed from Margarita C. Cardona, an unmarried woman, dated March 11, 2021, of record in Instrument No. 20210316-0034036, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee, Subsequent taxes are assumed by the Grantees, including Rollback taxes, if any.

1. Master Deed of record in Book 6607, Page 596, amended in Book 7168, Page 550, Register's Office for Davidson County, Tennessee.

2. By Laws of record in Book 6607, Page 645, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 6416, Page 871, in the Register's Office for Davidson County, Tennessee,

Subject to lien for special assessment contained in DCCR's/Master Deed.

Subject to HOA dues- if any.

This conveyance is subject to all casements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 822 Ashlawn Place, Nashville, TN 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 12th day of June, 2025.

Affiant

My commission expires: 09/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of June, 2025.

Stephen Coode

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Stephen Coode**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 12th day of June, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 20. 2025.

Affiant Signature

20th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028