Davidson County DEEDQC
Recvd: 08/03/16 14:20 4 pgs
Fees:22.00 Taxes:0.00
20160803-0080395

THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Stewart
500 North Broadway 9th Floor
St. Louis, MO 63102

New Owner(S) Address And Mail Tax Statements To:
Nicholas A. Ferreira and Mary Sachse
2310 Elliott Ave #839
Nashville, TN 37204

Property Tax ID#: 105140C83900CO
File #: 1388556

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, NICHOLAS A. FERREIRA, a married man, herein joined by his spouse MARY SACHSE, as Grantors, hereby convey all rights, titles and interests that we may have in the property, to NICHOLAS A FERREIRA and MARY SACHSE, husband and wife, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 105 14 0C 839.00

Commonly Known As: 2310 Elliott Ave #839, Nashville, TN 37204

Prior Deed recorded 07/03/2008 in Instrument 20080703-0068895, Davidson County Court Clerk's Office.

Witness my hand this the 26th day of July, 2016.

NICHOLAS A FERREIRA

MARY SACHSE

STATE OF Tennessee }

COUNTY OF Williamson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by NICHOLAS A FERREIRA and MARY SACHSE, the Grantors, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 26th day of July, 2016.

Notary Public
My Commission expires: 10/31/17

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00

NICHOLAS A FERREIRA

MARY SACHSE

Subscribed and sworn to before me this the 26th day of July, 2016.

Notary
My Commission expires: 10/31/17

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 839 AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED, ON THE PLAN OF THE PARK AT MELROSE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR THE PARK AT MELROSE CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NO. 20070917-0110745, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BYLAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF THE PARK AT MELROSE CONDOMINIUMS, FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20070917-0110745, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

THIS CONVEYANCE IS SUBJECT TO ALL THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS SET OUT IN THE MASTER DEED AND BYLAWS, OF RECORD IN INSTRUMENT NO. 20070917-0110745, SAID REGISTER'S OFFICE; EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD; AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND PAID BY THE GRANTOR(S) HEREIN.

BEING THE SAME PROPERTY CONVEYED TO NICHOLAS A. FERREIRA BY WARRANTY DEED FROM HILLVIEW VILLAGE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, DATED JUNE 27, 2008 AND RECORDED JULY 03, 2008 IN INSTRUMENT NO. 20080703-0068895, FOR DAVIDSON COUNTY, TENNESSEE.

APN: 105140C83900CO

True Copy Certification

I, Angela Stephenson, do hereby make oath that I am a licensed ~~attorney~~ and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Angela Stephenson
Signature

State of MO

County of St. Louis

Personally appeared before me, Theresa Payne a notary public for this county and state, Angela Stephenson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa Payne
Notary's Signature

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

THERESA PAYNE
My Commission Expires
June 27, 2017
St. Louis County
Commission #13504231

My Commission Expires: 06-27-17
Notary' Seal (if on paper)