Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203
(615) 244-1713

Bill Garrett Davidson County
Batch# 113219 DEEDQC
07/09/2018 08:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180709-0065717

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Damian Seltzer, *et ux.* Maria Fernandez 711 Bradford Avenue Nashville, TN 37204	Damian Seltzer, *et ux.* Maria Fernandez 711 Bradford Avenue Nashville, TN 37204	Map/Parcel 105140N03100CO

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Damian Seltzer, has bargained and sold, and by these presents does quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto to Damian Seltzer and wife Maria Fernandez, as tenants by the entirety.

BEING the same property conveyed to Damian Seltzer by Special Warranty Deed dated September 21, 2016 and of record as Instrument No. 20160923-0100667, Register's Office for Davidson County, Tennessee.

This is improved property which has the address of 711 Bradford Avenue, Nashville, Davidson County, Tennessee 37204.

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

Witness the execution of this Deed by the undersigned as of this the 22nd day of June, 2018.

GRANTOR:

Damian Seltzer

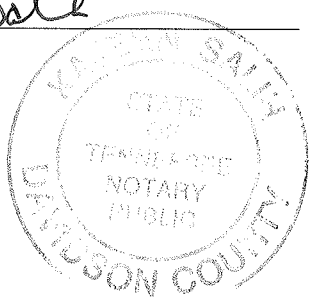
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Damian Seltzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 22 day of June, 2018.

Kajeen Salik
Notary Public

My Commission Expires: 3.12.19



STATE OF TENNESSEE)
COUNTY OF Davidson)

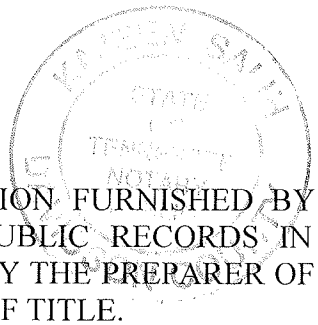
The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 22 day of June, 2018.

Kajeen Salik
Notary Public

My Commission Expires: 3.12.19



THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

LEGAL DESCRIPTION

Certain real property situated and lying in Davidson County, Tennessee, to wit:

Land situated in Davidson County, Tennessee, being Unit 31, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

Tennessee Certification of Electronic Document

I, Staci Holcom (Signer's Name), 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.

Staci Holcom
Signature

State of Kansas
County of Johnson

Personally appeared before me, Shelby O'Brien (Notary's Name), a notary public for this county and state, Staci Holcom (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: March 28, 2021

NOTARY'S SEAL

SHELBY O'BRIEN
Notary Public, State of Kansas
My Appointment Expires
03-28-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).