Karen Johnson Davidson County
Batch# 325739 DEEDQC
12/05/2019 04:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191205-0125858

QUITCLAIM DEED

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 4th day of December, 2019.

Notary Public

My commission expires: 5/4/23

(AFFIX SEAL)

COLLEEN WALTERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary Melissa Jones	Owner	Map 114-08-0-C Parcel 005.00co
7277 Charlotte Pike #108		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jonathan Anthony Michael Kozub, Heir-at-Law of John P. Kozub

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Mary Melissa Jones, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of West Park, Phase 1, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Park Homeowners' Association, Inc., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040304-0024541, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of West Park, Phase 1, shown on Exhibit "A" to the Declaration of Covenants of record in Instrument No. 20040304-0024541, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to John P. Kozub, unmarried and Mary Melissa Jones, unmarried, by Deed dated December 17, 2004 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20041229-0153691, Register's Office for Davidson County, Tennessee. The said John P. Kozub having since died intestate on October 2, 2018. Leaving his wife, Mary Melissa Jones, and his children, Jonathan Anthony Michael Kozub and Robert Michael Kozub as his only heirs-at-law. Affidavit of Heirship dated November 27, 2019, of record in Instrument No. 20191204-0125238 said Register's Office.

This Quitclaim Deed has been executed and delivered in order to convey the interest of the heir-at-law in the above described property, which the undersigned may have obtained upon the death of John P. Kozub. This Quitclaim Deed shall complete the transfer of any such interest to the within named Grantee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "A" to the Declaration of West Park as shown in Instrument No. 20040304-0024541, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Boundary Plats in Instrument No. 20040624-0075135 and Instrument No. 20040624-0075136, said Register's Office. (3) Grant of Overhang Easement for electric power lines in Book 6301, Page 684, said Register's Office. (4) Stormwater Detention Agreement of record in Instrument No. 20030530-0073233, said Register's Office. (5) Conveyance of common area to West Park Homeowners' Association, Inc., of record in Instrument No. 20120731-0067330, said Register's Office. (6) Declaration of Covenants, Conditions and Restrictions of West Park Homeowners' Association, Inc., of record in Instrument No. 20040304-0024541 and amendment and supplement in Instrument No. 20041221-0151636 and further amended in Instrument No. 20050222-0018812 and By-Laws of West Park Homeowners' Association, Inc. appended thereto, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (__x__) Unimproved (____) property, known as: **7277 Charlotte Pike #108, Nashville, TN 37209**

Witness my/our hand(s) this 28th day of ~~December~~ November, 2019.

Jonathan Anthony Michael Kozub

STATE OF Florida)
COUNTY OF Seminole)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonathan Anthony Michael Kozub,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Dora (city), Florida (state), this 28th day of November, **2019.**

Patricia C. Soroka
Notary Public

Notary Public State of Florida
Patricia C. Soroka
My Commission GG 257970
Expires 10/06/2022

My Commission Expires: 10-6-2022

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023