THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Karen Sowa Albert
2310 Elliott Avenue #809
Nashville, TN 37204-2139

Send Tax Bill to:
New Owner

Map-Parcel Number:
105-14-0C

State of Tennessee
County of Coffee

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

Affiant

Subscribed and sworn to before me, this the 23rd day Of December, 2019.

Notary Public

My Commission Expires: 9-20-2020

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

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, **AMANDA DANIELLE SOWA, UNMARRIED,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **KAREN SOWA ALBERT, UNMARRIED,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 809 of The Park at Melrose, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Park at Melrose of record in Instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Karen Sowa Albert, unmarried and Amanda Danielle Sowa, unmarried, joint tenants with right of survivorship, by deed from Brian Hoffman, a single man, dated 04/27/2016, of record in Instrument No. 20160428-0041670, said Register's Office

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 2310 Elliott Avenue #809, Nashville, TN 37204.

Karen Johnson Davidson County
Batch# 337682 DEEDQC
01/02/2020 03:08:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200102-0000444

IN WITNESS WHEREOF, the undersigned has executed this instrument this 23 Day of December, 2019.

Amanda Danielle Sowa

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Danielle Sowa,** the Grantor, 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 this 23 Day of December, 2019.

My commission expires: 6-4-23

Notary Public

DANIELLE REDMOND
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 6-4-2023