Karen Johnson Davidson County
Batch# 384887 DEEDQC
04/13/2020 02:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200413-0038470

Commitment Number: TN19100451

After Recording, Send To:
BOSTON NATIONAL TITLE
400 ROUSER RD BLDG 2 STE 101
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: TN19100451.

New Property Owner/Mail Tax Statements To:
John Crist, 720 MELPARK DR., NASHVILLE, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105-14-0N-004.00

QUITCLAIM DEED

Atliens Capital LLC, hereinafter grantor, whose tax-mailing address is 720 Melpark Dr. Nashville TN 37204, for 0.00 (ZERO Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **John Crist**, hereinafter grantee, whose tax mailing address is 720 Melpark Dr Nashville TN 37204, the following real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 4, AS ESTABLISHED IN DECLARATIONS 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. 2016016-001307, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
PARCEL ID: 105-14-0N-004.00

Executed by the undersigned on October 28, 2019:

Atliens Capital LLC

By: _____

Its: President/CEO

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 28 2019, 2019 by John Crist its President on behalf of **Atliens Capital LLC** who is personally known to me or has produced TN Driver Lic. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

COMMONLY KNOWN AS 720 MELPARK DR., NASHVILLE, TN 37204

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20190125-0007452 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105-14-0N-004.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

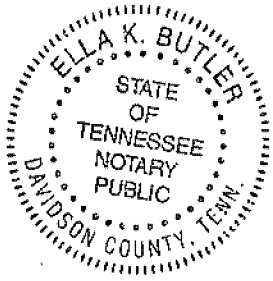
Maximum principal indebtedness for Tennessee recording tax purposes is 0.00

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0.00

Subscribed and sworn to before me

This 28 day of October, 2019.



(Seal)

Affiant

John B. Crist
Print Name

Ella K. Butler
Notary Public

My commission expires:
09/07/2020

Ella K Butler
Print Name

True Copy Certification

I, LAURA SUSNJER, 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.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary] TRACY L SUTER, a notary public for this county and state, [name of person making certification] LAURA SUSNJER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES