Karen Johnson Davidson County
Batch# 394181 DEEDQC
04/30/2020 12:51:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200430-0045398

Prepared By:
Timios, Inc.
5716 Corsa Ave., Suite 102
Westlake Village, CA 91362
Phone: (877) 884-6467

After Recording Return To
New Owner Mailing Address:
MELISSA S FOY
3550 SENECA FOREST DR,
NASHVILLE, TN 37217-4542

QUITCLAIM DEED

Send Tax Bills To:
3550 SENECA FOREST DR, NASHVILLE, TN 37217-4542
Map & Parcel Nos.: 136 10 0B 054.00
(APN NUMBER)

FOR AND IN CONSIDERATION of [-love and affection] the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **RICHARD FOY AND MELISSA FOY** does/do hereby quitclaim and convey unto **MELISSA FOY, AN UNMARRIED WOMAN** his/her/their heirs [its successors] and assigns, all of [my] [our] [Grantor's] right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

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. 36, ON THE PLAN OF CONDOMINIUM SITE PLAN, LOTS 21-40, SECTION FIVE, PRIEST LAKE FOREST, AS ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 5931, PAGE 645; SUPPLEMENTAL MASTER DEED OF RECORD IN BOOK 5145, PAGE 435, AS AMENDED IN INSTRUMENT NO. 20090602-0050792, AND AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGE 626, AS AMENDED IN BOOK 5200, PAGE 627, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. PARCEL: 136 10 0B 054.00 BEING THE SAME PROPERTY CONVEYED TO RICHARD FOY AND MELISSA FOY BY DEED FROM THE VON HABERSTROH COMPANY, LLC RECORDED 04/07/2017 IN DEED INSTRUMENT 20170407- 0034083, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

3550 SENECA FOREST DR, NASHVILLE, TN 37217-4542

LOTS-21-40

This is [improved/unimproved] property known as 3550 SENECA FOREST DR.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 9 day of April, 2020.

MF

~~RICHARD FOY~~

Melissa Foy

MELISSA FOY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, ~~RICHARD FOY~~ **AND MELISSA FOY** , the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Nashville, TN, this the 9 day of April, ~~2005~~ ERB 2020

Ella K Butler

NOTARY PUBLIC
My Commission Expires: 09/07/2020

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

202004300045398

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 9 day of April, 2020.

Richard Foy
RICHARD FOY

RF
MELISSA FOY

STATE OF ~~TENNESSEE~~ VA
COUNTY OF Chesterfield

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, **RICHARD FOY AND MELISSA FOY**, RF the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Chesterfield, ~~TN~~ VA, this the 9 day of April, ~~2005~~ 2020

Carla Stewart
NOTARY PUBLIC
My Commission Expires: 8-31-2020

CARLA STEWART
Notary Public - Reg. # 7523918
Commonwealth of Virginia
My Commission Expires Aug. 31, 2020

Affidavit of Consideration:

State of: ~~TN~~ Pennsylvania

County of: ~~Davidson~~ Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10.— which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subject Property:
3550 SENECA FOREST DR
NASHVILLE, TN 37217
MAP & PARCEL: 136 10 0B 054.00

Subscribed and sworn before me, this 27th day of April, 2020.

Matt Popchock

Affiant: MATT POPCHOCK

Notary Signature: Jennifer L Lander
Jennifer L. Lander

My Commission Expires: 10/17/2023

Notary Seal/Stamp:

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

Certification of Electronic Document:

I, DAVID GREENHALGH, 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: PA

County of: Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and state, DAVID GREENHALGH (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature: _____
Autumn R. Carnegie

My Commission Expires: 06/06/2020

Notary Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

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