RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 441779 DEEDQC
07/21/2020 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200721-0080246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Mark Sherman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF July, 2020.

NOTARY PUBLIC

My commission expires:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark F. Sherman and Sally C. Sherman, husband and wife, and James D. Sherman, 1808 Northview Avenue Nashville, TN 37216	Mark F. Sherman 768 Magnolia Garden Cv. Collierville, TN 38017	072-10-2L-001.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Mark F. Sherman and Sally C. Sherman, husband and wife,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Mark F. Sherman and Sally C. Sherman, husband and wife, and James D. Sherman, as joint tenants with rights of survivorship,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A Private Elements of Homes at 1808 and 1810 Northview Avenue, a Horizontal Properly Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and

Restrictions for Homes at 1808 and 1810 Northview Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190605-0053804, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1808 and 1810 Northview Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190605-0053804 and Bylaws appended thereto as Exhibit "C", said Registers Office are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Mark F. Sherman and Sally C. Sherman, husband and wife, by Warranty Deed from M Squared, LLC, a Tennessee Limited Liability Company by of record in Instrument No. 202007210080244 Register's Office for Davidson County, Tennessee, dated July 20, 2020 and recorded on _____.

Being also known as 1808 Northview Avenue Nashville, TN 372163863.

WITNESS OUR HAND, this 20 day of July, ~~2016~~ 2020.

Mark F. Sherman

Sally C. Sherman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark F. Sherman and Sally C. Sherman, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of July, 2020.

LESLIE CARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

