Karen Johnson Davidson County
Batch# 452352 DEEDQC
08/07/2020 09:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200807-0088001

Name and Address of New Owner:
Steven P. Disser
109 Douglas Ave., Unit 2
Nashville, TN 37207

Send Tax Bills To:
Pinnacle Bank
150 3rd Ave. South, Suite 1000
Nashville, TN 37201

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 071-15-0C-002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steven J. Disser, a married man,** "the Grantor," conveys and quitclaims unto **Steven P. Disser, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 109 Douglas Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160601-0055084 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Strategic Options International, LLC by Warranty deed from James Wallace Endsley of record in Instrument No. 20150309-0020114 Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on March 09, 2015.

Being the same property conveyed to Myron Dowell by Quitclaim deed from Strategic Options International, LLC, a Tennessee limited liability company of record in Instrument No. 20170329-0030476 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 29, 2017.

Being the same property conveyed to Steven P. Disser, single man, and Steven J. Disser, single man, as joint tenants with right of survivorship, by Warranty deed from Myron Dowell, unmarried, of record in Instrument No. 20180713-0068480 Register's Office for Davidson County, Tennessee, dated July 12, 2018 and recorded on July 13, 2018.

Being also known as 109 Douglas Avenue, Unit 2, Nashville, Tennessee 37207.

This property is not now, nor has it ever been the primary residence of the Grantor herein.

Grantor covenants that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 31st day of July, 2020.

_____(SEAL)
STEVEN J. DISSER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Steven J. Disser, the within named 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 this 31st day of July, 2020.

_____
Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of July, 2020.

_____
Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File # 2020-808

202008070088001

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON