THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Bryan Byrd
7277 Charlotte Pike #101
Nashville TN 37209

Karen Johnson Davidson County
Batch# 478096 DEEDQC
09/17/2020 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200917-0106797

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QUITCLAIM DEED

Adding Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bryan Byrd** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Bryan Byrd and Chelsey Byrd, as Tenants by the Entirety** of 7277 Charlotte Pike, Unit 101, Nashville TN 37209, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Unit No. 30 on the Plan of West Park, Phase 1, of record in Plat Instrument No. 20040624-0075135, Register's Office for said County, to which reference is hereby made for a more particular description of said Unit.

Parcel ID No: 114080C03000CO

Also known by street and number as: **7277 Charlotte Pike, Unit 101, Nashville TN 37209**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The Instrument constituting the source of the Borrower's interest in the foregoing described property was a Deed, recorded with Instrument No. 20160412-0034825, in the Registry's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 12th day of September, 2020.

Bryan Byrd

Bryan Byrd

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of September, 2020, before me, the undersigned officer, personally appeared **Bryan Byrd**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Angel Bradley
Notary Public

My Commission expires: 2/20/2023

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Bryan Byrd

Bryan Byrd

State of Tennessee
County of Davidson

Subscribed and sworn before me this 12th day of September, 2020.

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Angel Bradley
Notary Public

My Commission expires: 2/20/2023

True Copy Certification

I, Joannie Perez, 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 RI

County of Kent

Personally appeared before me, John C. Furtado, a notary public for this county and state, Joannie Perez 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: June 14, 2022
Notary' Seal (if on paper)

JOHN C. FURTADO
Notary Public, State of Rhode Island
My Commission Expires June 14, 2022