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

Karen Johnson Davidson County
Batch# 479951 DEEDQC
09/21/2020 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200921-0108034

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

D. Heather

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF September, 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 NUMBER:
Jordan Schneider and Morgan Lindsey McMahan 312 B Prince Avenue Nashville, TN 37207	New Owner	071-08-0B-002.00-CO

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, **Jordan Schneider and Morgan Lindsey McMahan, husband and wife,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Jordan Schneider and Morgan Lindsey McMahan, husband and wife,** 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 312B of Prince Street Homes, a Horizontal Property Regime with Private Elements, established by Declaration of record in Instrument No. 20161020-0111164 and amendment recorded in Instrument No. 20161109-0118764, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common areas/elements appurtenant to said Unit as set forth on Exhibit B to Declaration of record in Instrument No. 20161020-0111164, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Jordan Schneider, an unmarried person and Morgan Lindsey McMahan, an unmarried person, as joint tenants with right of survivorship by Warranty deed from David B. Kelly and wife Shannon Kelly of record in Instrument No. 20180102-0000591 Register's Office for Davidson County, Tennessee, dated December 28, 2017 and recorded on January 02, 2018.

Being also known as 312 B Prince Avenue 312B Nashville, Tennessee 37207.

WITNESS OUR HAND, this 10 day of September, 2020.

Jordan Schneider

Morgan Lindsey McMahan

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 Jordan Schneider and Morgan Lindsey McMahan, 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 10th day of September, 2020.

Notary Public

My commission expires:



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, Ryan Lux, 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.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

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