**Prepared By:** Maribel Quintero
Timios, Inc.
5716 Corsa Ave., Suite 102
Westlake Village, CA 91362
Phone: (877) 884-6467
~~**After Recording Return To:**~~ Mail Tax Statements To:
JOHN DENTIE PRESLEY JR
2929 SELENA DRIVE, UNIT G108,
NASHVILLE, TN 37211

Karen Johnson Davidson County
Batch# 486813 DEEDQC
09/30/2020 02:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200930-0112875

**QUITCLAIM DEED**

Send Tax Bills To:
**2929 SELENA DRIVE, UNIT G108, NASHVILLE, TN 37211**
Map & Parcel Nos.: **119140A10800CO**

**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, **JOHN DENTIE PRESLEY JR., WHO ACQUIRED TITLE AS A MARRIED PERSON** does/do hereby quitclaim and convey unto **JOHN DENTIE PRESLEY JR, AN UNMARRIED PERSON**, 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:

2929 SELENA DRIVE, UNIT G108, NASHVILLE, TN 37211

UNIT NO. 108

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. 108 BUILDING G, IN A HORIZONTAL PROPERTY REGIME OF KINGSWOOD CONDOMINIUMS; CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS SET OUT IN EXHIBIT "C" TO THE MASTER DEED, OF RECORD IN BOOK 5552, PAGE 732, AS AMENDED IN BOOK 6058, PAGE 320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF KINGSWOOD CONDOMINIUMS, AS OF RECORD IN BOOK 5200, PAGE 520, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT. PARCEL: 119140A10800CO BEING THE SAME PROPERTY CONVEYED TO JOHN DENTIE PRESLEY JR., A MARRIED PERSON BY DEED FROM MICHAEL WILLIAM HERRELL, AN UNMARRIED PERSON RECORDED 09/09/2015 IN DEED INSTRUMENT NO. 201509090091658, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**IN WITNESS WHEREOF,** the Grantor has [Grantors have] caused this instrument to be executed on this 15 day of July, 2020.

**JOHN DENTIE PRESLEY JR**

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, **JOHN DENTIE PRESLEY JR** , 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 15 day of July, 2020

NOTARY PUBLIC
My Commission Expires: 11.17.2020

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY



202009300112875

**Affidavit of Consideration:**

**State of:** Pennsylvania

**County of:** 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 $~~23,950~~ 0.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

**Subject Property:**

Subscribed and sworn before me, this 28 day of July, 2020.

Affiant: Johnna Branak

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

# EXHIBIT "A"

## LEGAL DESCRIPTION

File No: 08-01983414

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. 108 BUILDING G, IN A HORIZONTAL PROPERTY REGIME OF KINGSWOOD CONDOMINIUMS; CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS SET OUT IN EXHIBIT "C" TO THE MASTER DEED, OF RECORD IN BOOK 5552, PAGE 732, AS AMENDED IN BOOK 6058, PAGE 320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF KINGSWOOD CONDOMINIUMS, AS OF RECORD IN BOOK 5200, PAGE 520, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

PARCEL: 119140A10800CO

BEING THE SAME PROPERTY CONVEYED TO JOHN DENTIE PRESLEY JR, AN UNMARRIED PERSON BY DEED FROM JOHN DENTIE PRESLEY JR., A MARRIED PERSON RECORDED IN DEED INSTRUMENT NO. , IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

# True Copy Certification

I, MEREDITH WILLIAMS 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, Robert McGivern, a Notary Public for this county and state, MEREDITH WILLIAMS 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, 2021

Commonwealth of Pennsylvania

Notarial Seal
ROBERT J MCGIVERN JR – Notary Public
ROBINSON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 14, 2021