Name and Address of New Owner:
Brianna B. Monty
700 James Avenue #36
Nashville, TN 37209

Send Tax Bills To:
Brianna B. Monty
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 488010 DEEDQC
10/02/2020 10:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201002-0114090

Map & Parcel No: 091050W05000CO

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, **Jacob L. Wade, an unmarried man**"the Grantor," convey and quitclaim unto **Brianna B. Monty, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 50, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for James Robertson Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20170501-0042517, Register's Office for Davidson County, Tennessee, and Joinder to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170829 0088856, Register's Office for said County, to which reference is hereby made for a more particular description of said property. By Amended and Restated Master Deed, the name of the James Robertson Townhomes was changed to read The Rows at the Annex, of record at Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacob L. Wade, an unmarried man, and Brianna B. Monty, an unmarried woman, by Warranty Deed from 670 James Avenue, LLC, recorded on April 26, 2019, of record in Instrument No. 20190426-0038365, Register's Office for Davidson County, TN.

Being part of the same property conveyed to 670 James Avenue, LLC, a Tennessee limited liability company by deed from HR Properties of Tennessee, a Tennessee general partnership, of record as Instrument No. 20170302-0020973, Register's Office for Davidson County, Tennessee

This is improved property known as 700 James Ave., #36, Nashville, TN 37209.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25th day of September, 2020.

(SEAL)
Jacob L. Wade

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Jacob L. Wade

Personally appeared before me, a Notary Public in and for said State and County, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of September, 2020.

Notary Public
My commission expires 11.8.22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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
25th day of September, 2020.

Notary Public
My commission expires: 11.8.22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

True Copy Certification

I, John A Bell Jr., 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, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

DONNA LOWDON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY