Karen Johnson Davidson County
Batch# 532747 DEEDQC
12/14/2020 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201214-0146615

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Jordyn Schumm,** f/k/a Mary Jordyn Elrod, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of her interest and convey unto, **Robert F. Elrod, Jr. and Marya V. Elrod, husband and wife,** hereinafter called the Grantees, their heirs and assigns, 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 941-B, Cottages at 941, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages at 941, a Horizontal Property Regime with Private Elements of record in Instrument Number 20150204-0010573, 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 Robert F. Elrod, Jr. and Marya V. Elrod, husband and wife and Mary Jordyn Elrod, single by Warranty deed from Cedric Wilson, unmarried, and Justin Walker, unmarried of record in Instrument No. 20161221-0134378 Register's Office for Davidson County, Tennessee, dated December 19, 2016 and recorded on December 21, 2016. (Value of consideration shown in aforementioned deed $358,900.00.)

Being also known as 941 B Spain Avenue 941-B Nashville, Tennessee 37216.

IN WITNESS WHEREOF, We have hereunto set out hands on this 4th day of December, 2020.

Mary Jordyn Schumm

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Mary Jordyn Schumm, f/k/a Mary Jordyn Elrod, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 4th day of December, 2020.

Notary Public

My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Robert and Marya Elrod 941B Spain Ave Nashville, TN 37216	Same	Davidson County: 072-09-0T-002.00-CO

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 4th day of December, 2020.

LESLIE GARSED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
1/3/23

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