Karen Johnson Davidson County
Batch# 535997 DEEDQC
12/16/2020 02:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201216-0148819

File Number: 2088166R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jonah McClanahan, 1833 16th Avenue North, Nashville, TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081 07 4H 001.00

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(4)

Rachel Gargano and **Jonah McClanahan**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jonah McClanahan**, hereinafter grantee, whose tax mailing address is **1833 16th Avenue North, Nashville, TN 37208**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1833A, TOGETHER WITH COMMON AREAS AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION FOR HUDSON MANOR II, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20180309-00922485 AND BEING SHOWN ON PLAT ATTACHED HERETO AS EXHIBIT "B", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS INCLUDING THOSE LOCATED AT PLAT BOOK 57, PAGE 98 AND INSTRUMENT NO. 20180309-0022485 IN THE REGISTER'S OFFICE

OF DAVIDSON COUNTY, TN AND ALL OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

BEING THE SAME PREMISES CONVEYED UNTO RACHEL GARGANO, A SINGLE WOMAN, AND JONAH MCCLANAHAN, A SINGLE MAN,AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF CORRECTIVE WARRANTY DEED FROM ROBERT HUDSON, MARRIED, DATED MARCH 11, 2019, RECORDED MARCH 12, 2019, IN INSTRUMENT: 20190424-0037570.

Property Address is: 1833 16th Avenue North, Nashville, TN 37208

Executed by the undersigned on 12/07, 2020:

Rachel Gargano

Jonah McClanahan

STATE OF NC
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me on December 7, 2020 by **Rachel Gargano** and **Jonah McClanahan** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

KEEYA M MCALISTER
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 2-23-2025

Notary Public

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Mecklenburg

The actual **consideration or value**, whichever is greater, for this transfer is $ ~~330,000~~ 10 $0.00

Jonah McCrush
Affiant

Subscribed and sworn to before me this 7 day of December, 20~~20~~.

Keeya M McAlister
Notary Public

My Commission Expires: 2-23-2025

KEEYA M MCALISTER
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 2-23-2025

State of NC
County of Mecklenburg

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $~~330,000.00~~ * which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*$0.00

Subscribed and sworn to before me

This 7 day of December, 2020.

Affiant

Jonah McClanahan

Print Name

KEEYA M MCALISTER
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 2-23-2025

(Seal)

Notary Public

My commission expires:

2-23-2025

Print Name

CTIC# _____

KEEYA M MCALISTER
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 2-23-2025

True Copy Certification

I, Matthew Eubanks, 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.

Matthew Eubanks
Signature

State of FL

County of Brevard

Personally appeared before me, Sharon Bell, a notary public for this county andstate, Matthew Eubanks who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Sharon K Bell
Notary's Signature

My Commission Expires: 02/07/2023
Notary' Seal (if on paper)

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.