Karen Johnson Davidson County
Batch# 539680 DEEDQC
12/21/2020 02:58:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201221-0151482

AFTER RECORDING RETURN TO:
QuickSilva Title and Escrow
4 Alfred Circle
Bedford, MA 01730
File No. 2020-20121

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 133110A06100CO

QUITCLAIM DEED

THIS DEED made and entered into on this 18 day of December, 2020, by and between **Chance J. Daugherty, an unmarried man**, with a mailing address of 500 Paragon Mills Road, Unit K3, Nashville, TN 37211, and **John Kutsko, a married man**, with a mailing address of 4345 Erskine Road, Clarkston, GA 30021, hereinafter referred to as Grantor(s) and **Chance J. Daugherty, an unmarried man**, with a mailing address of 500 Paragon Mills Road, Unit K3, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 500 Paragon Mills Road, Unit K3, Nashville, TN 37211

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Chance J. Daugherty, an unmarried man, and John Kutso, a married man, from Jules E. Daugherty, in a prior Deed recorded under Instrument Number: 20171020-0107583, recorded on 10/20/2017 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Chance J. Daugherty

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Chance J. Daugherty, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 1st day of December, 2020.

Carol B Christian

Notary Public
My Commission expires: January 16, 2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

John Kutsko

STATE OF GEORGIA

COUNTY OF DEKALB

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, John Kutsko, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in DeKalb Co., this 18th day of November, 2020.

Notary Public
My Commission expires: 10/9/2024

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant - Chance J. Daugherty

STATE OF Tennessee

COUNTY OF Davidson

Sworn to before me this 1st day of December 2020

Notary Public
My Commission Expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Name and address for person responsible for taxes:

Chance J. Daugherty
500 Paragon Mills Road, Unit K3
Nashville, TN 37211

Name and address of property owner:

Chance J. Daugherty
500 Paragon Mills Road, Unit K3
Nashville, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate, situated and being in the County of Davidson, State on Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. K-3 on the plan of Canterbury Hall Condominium Apartments of records in Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Parcel ID Number: 133110A06100CO

PROPERTY COMMONLY KNOWN AS: 500 Paragon Mills Road, Unit K3, Nashville, TN 37211

True Copy Certification

I, Kate Casey - Fleener, 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.

Kate Casey - Fleener
Signature

State of MA

County of Middlesex

Personally appeared before me, [Lauren Ruth Botchie], a notary public for this county and state,* [ ] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Kate Casey - Fleener

Lauren Ruth Botchie
Notary's Signature

My Commission Expires: 11/6/2026
Notary' Seal (if on paper)

LAUREN RUTH BOTCHIE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
November 06, 2026