QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 544589 DEEDQC
01/04/2021 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210104-0000612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARGARET J. McCLUNEY AND PATRICK JAMES	NEW OWNER	**161-15-0B-048.00-CO**
(NAME) **2320 ZERMATT AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TENNESSEE 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MARGARET J. McCLUNEY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **MARGARET J. McCLUNEY AND PATRICK JAMES, WIFE AND HUSBAND**, HEREINAFTER COLLECTIVELY CALLED THE GRANTEE, THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL OF HER INTEREST IN 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. 211 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2, (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517- 0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to Margaret J. McCluney, an unmarried woman, by Warranty Deed from Jodie Suzanne Campbell, n/k/a Jodie Campbell Sproul, married (joined by her husband, Marc Sproul), dated August 24, 2015, recorded August 26, 2015, in Instrument No. 20150826-0086177, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2320 ZERMATT AVENUE, NASHVILLE, TENNESSEE 37211
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of December, 2020 .

Margaret J. McCluney

MARGARET J. McCLUNEY

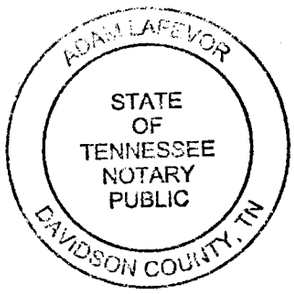
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24 day of December, 2020, before me personally appeared Margaret J. McCluney, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24 day of December, 2020.

Notary Public
My Commission Expires: 3/6/24



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

