Return to:

PRIORITY TITLE & ESCROW
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH VA 23452

Karen Johnson Davidson County
Batch# 546130 DEEDQC
01/05/2021 08:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210105-0001086

Send Tax Notices to:
THE JENNIFER S. KISTNER LIVING TRUST
940 GALE LANE APT 108
NASHVILLE, TN 37204

FILE NO. 082032331

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THE JENNIFER S. KISTNER LIVING TRUST	THE JENNIFER S. KISTNER LIVING TRUST	118050A02800CO
940 GALE LANE APT 108 NASHVILLE, TN 37204	940 GALE LANE APT 108 NASHVILLE, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JENNIFER S. KISTNER**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **THE JENNIFER S. KISTNER LIVING TRUST**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO JENNIFER S. KISTNER BY JUSTIN HOWARD AND BETH CO BAN IN A WARRANTY DEED DATED 08/2912019 AND RECORDED 0910412019 IN DOCUMENT NUMBER 20190904-0088881, IN THE LAND RECORDS OF DAVIDSON COUNTY, TN.

Property known as, 940 GALE LANE APT 108, NASHVILLE, TN 37204

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

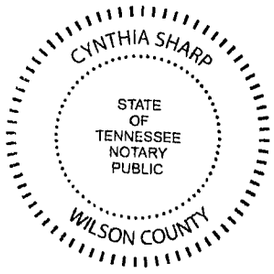
Jennifer S. Kistner, Trustee
JENNIFER S. KISTNER

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, Cynthia Sharp/Notary Public of the state and county mentioned, personally appeared **JENNIFER S. KISTNER**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Cynthia Sharp
Notary Public
Printed Name: Cynthia Sharp
My Commission Expires: 03/31/2021

EXHIBIT "A"

ALL THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF DAVIDSON AND THE STATE OF TENNESSEE KNOWN AND DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING 7, APARTMENT A, ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 186, AND AMENDED IN INSTRUMENT NO. 20031107-0163683, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO:

• TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

• ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 4460, PAGE 186, AMENDED IN INSTRUMENT NO. 20031107-0163683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

• COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 4611, PAGE 682, AS AMENDED IN BOOK 4 710, PAGE 244 AND INSTRUMENT NUMBER 20031107-0163683 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

• BY-LAWS OF RECORD IN BOOK 4611 , PAGE 692, AMENDED IN INSTRUMENT NUMBER 1999123D-0306948, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

• CHARTER FOR 12 SOUTH TOWERS HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 4611, PAGE 674, AMENDED IN BOOK 4 711, PAGE 48 AND INSTRUMENT NUMBER 200311 07 O 163682, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

• DEED OF COMMON AREAS TO ST. MARTIN SQUARE ASSOCIATION OF RECORD IN BOOK 4 71 0, PAGE 602, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

• ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN

VALUATION AFFIDAVIT

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

Affiant

STATE OF TENNESSEE

COUNTY OF Wilson

Subscribed and sworn before me this the 24 day of December, 2020

Notary Public Cynthia Sharp
My commission expires: 03/31/2021

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Elizabeth Walther, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Tennessee

County of [redacted] Davidson County

Personally appeared before me, Sandra Ward, a notary public for this county and state,
Notary's Name

Elizabeth Walther, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

SANDRA D. WARD
NOTARY PUBLIC
REG. #7796472
MY COMMISSION EXPIRES
12/31/2022
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES: 12/31/2022

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731