Karen Johnson Davidson County
Batch# 572165 DEEDQC
02/10/2021 11:30:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210210-0019027

File Number: OS3200-20047337

After Recording, Send To:
TITLE 365
345 Rouser Road, Bldg 5, Ste 300
Coraopolis, PA 15108

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:
Megan Meza, 1312 Monetta Ave, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-10-0F-002-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): pursuant to divorce

Dustin Patrick Meza and **Megan N. Meza,** now divorced, hereinafter grantors, whose tax-mailing address is **1312 Monetta Ave, Nashville, TN 37216**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Megan N. Meza**, a single person, hereinafter grantee, whose tax mailing address is **1312 Monetta Ave, Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Unit B, Homes at 1312 Monetta Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1312 Monetta Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140808-0071798, 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 from Dustin Patrick Meza and Megan N. Meza, who acquired title as, Megan Nicole Wohlford to Dustin Patrick Meza and Megan N. Meza, husband and wife, as tenants by the entirety by Quit Claim Deed dated May 24, 2019 and recorded June 4, 2019 in Instrument Number

20190604-0053155. APN: 072-10-0F-002-00
Property Address is: 1312 Monetta Ave, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20190604-0053155 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072-10-0F-002-00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on February 2, 2021:

Megan N. Meza

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 2, 2021 by **Megan N. Meza** who is personally known to me or has produced TNDL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Tamika M. White
Notary Public

TAMIKA M. WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 6, 2024
COUNTY OF DAVIDSON

Executed by the undersigned on February 2nd, 2021:

Dustin Patrick Meza

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 2, 2021 by **Dustin Patrick Meza** who is personally known to me or has produced TNDL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

TAMIKA M. WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 6, 2024
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

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 $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2nd day of February, 2021.

TAMIKA M. WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp March 6, 2024
COUNTY OF DAVIDSON

(Seal)

Affiant

Dustin Meza
Print Name

Tamika M. White
Notary Public

My commission expires:
March 6, 2024

Tamika M. White
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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 PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, 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

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(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).

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00569731