QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 580953 DEEDQC
03/01/2021 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210301-0025801

STATE OF ~~MISSISSIPPI~~ TENNESSEE
COUNTY OF ~~JACKSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF FEBRUARY, 2021

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
(AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES: MARCH 7, 2023

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1127 Harmony Way, LLC (NAME)	**NEW OWNER** (NAME)	**071120E03700CO**
319 Washington Avenue Ocean Springs, Mississippi 39564 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25TH day of February, 2021, the undersigned, **LEE R. GABARDI AND EMILY GABARDI, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **1127 HARMONY WAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **1127 HARMONY WAY #37, NASHVILLE, TENNESSEE 37207** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 37, Lyric at Cleveland Park, as shown on the Declaration of Covenants, Conditions, and Restrictions for Lyric at Cleveland Park, a Horizontal Property Regime with Private Elements of record in Instrument Number 20190729-0074247, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lee R. Gabardi and Emily Gabardi, husband and wife, by Warranty Deed from Cherokee Development Partners, LP, a Tennessee Limited Partnership, filed of record in Instrument Number 20210105-0001464, Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1127 Harmony Way #37, Nashville, Davidson County, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions referenced in Instrument Number 20210105-0001464, Register's Office for Davidson County, Tennessee.
2. Any and all visible easements lying on or across the property.
3. Rights or claims of parties in possession not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 25TH day of February, 2021.

GRANTOR: LEE R. GABARDI

GRANTOR: EMILY GABARDI

STATE OF ~~MISSISSIPPI~~ TENNESSEE)
COUNTY OF ~~JACKSON~~ DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LEE R. GABARDI**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25TH day of February, 2021.

Notary Public

MARCH 7, 2023
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF MISSISSIPPI)
COUNTY OF JACKSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **EMILY GABARDI**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25 day of February, 2021.

Notary Public

7-29-22
My Commission Expires

BRANTLEY JACKSON
Commission Expires
07-29-2022
NOTARY PUBLIC
ID 124855
Jackson County
STATE OF MISSISSIPPI

202103010025801

True Copy Certification

I, Grover Collins, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MARCH 7, 2023
Notary's Seal (if on paper)

