Karen Johnson Davidson County
Batch# 582538 DEEDQC
03/03/2021 10:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210303-0027237

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

ADDRESS OF NEW OWNER:
SSM Holdings, LLC
507A Moore Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

AFFIANT

Subscribed and sworn to before me
this 1st day of March, 2021.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/11/21

Map & Parcel: 105-07-0X-002.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Stephanie D. Maskas, unmarried,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **SSM Holdings, LLC, a Tennessee limited liability company,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit B on the Plan of 507 Moore Avenue Townhomes appearing on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for 507 Moore Avenue Townhomes of record in Instrument No. 20150507-0041679 and amended in Instrument No. 20151215-0126088, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephanie D. Maskas from Angela C. Holmes, by Warranty Deed, of record in Instrument No. 202103030027235, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 507B Moore Avenue, Nashville, TN 37203.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 1st day of March, 2021.

Stephanie D. Maskas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Stephanie D. Maskas, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 1st day of March, 2021.

Notary Public

My Commission Expires: 10/11/21



TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

