Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Millennial Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 597709 DEEDQC
03/22/2021 03:56:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210322-0037863

Address New Owner(s)
Sylvester Mosley
1823 B 14th Avenue North
Nashville, TN 37219
Send Tax Bills To:
SAME

Map & Parcel No.:
081 07 0M 002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **SYLVESTER WALLACE** ("Grantor") hereby quitclaim and convey unto **Sylvester Mosley** ("Grantee"), his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit B of The Plan of 1823 14TH AVENUE TOWNHOMES a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 1823 14TH AVENUE TOWNHOMES of record as Instrument Number 20160223-0017272, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20160223-0017272, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mary Wallace, by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Book 9413, page 696, Register's Office for Davidson County, Tennessee. The said Mary Wallace having since died leaving the property to Sylvester Wallace, her sole Heir-at-Law, as evidenced by an Affidavit of Heirship of record in Instrument Number 20150130-0008991, said Register's Office.

This is improved property known as 1823 B 14th Avenue North, Nashville, TN 37219.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of March, 2021.

SYLVESTER WALLACE

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22 day of March, 2021, before me, the undersigned, personally appeared **SYLVESTER WALLACE** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me, this 22 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 4/26/24