Name and Address of New Owner:
Antonio d'Eca Nunes and Carole Ann Nunes and Acacia Alexis Evans
1214 Massman Drive
Nashville TN 37217

Send Tax Bills To:
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 107140A06100CO

Karen Johnson Davidson County
Batch# 615139 DEEDQC
04/14/2021 03:53:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210414-0049979

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Antonio d'Eca Nunes and Carole Ann Nunes as Joint Tenancy with Right of Survivorship** , "the Grantor," convey and quitclaim unto **Antonio d'Eca Nunes and Carole Ann Nunes, and Acacia Alexis Evans,** as Joint Tenancy with Right of Survivorship, "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE PLAN OF COPPERFIELD TERRACE CONDOMINIUMS, AS OF RECORD IN BOOK 6250, PAGE 50, REGISTER'S OFFICE FOR SAID COUNTY, THE PART HEREBY DESCRIBED AS BEING UNIT NO. 61 ON SAID PLAN AS SHOWN IN AND DESCRIBED BY THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME WITH RESPECT TO COPPERFIELD TERRACE CONDOMINIUMS, OF RECORD IN BOOK 6326, PAGE 790, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN D. BLOCH, UNMARRIED, BY WARRANTY DEED FROM LINDA L. EDENS, MARRIED, RECORDED ON JULY 26, 2017, OF RECORD IN INSTRUMENT NO. 20170726-0075641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1214 MASSMAN DR., NASHVILLE, TN 37217.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 12th day of April, 2021.

Antonio d'Eca Nunes (SEAL)
Antonio d'Eca Nunes

Carole Ann Nunes (SEAL)
Carole Ann Nunes

STATE OF Pennsylvania)
)
COUNTY OF Allegheny)

Personally appeared before me, a Notary Public in and for said State and County, **Antonio d'Eca Nunes and Carole Ann Nunes**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of April, 2021.

Commonwealth of Pennsylvania - Notary Seal
David J. Langley, Notary Public
Allegheny County
My Commission Expires February 1, 2022
Commission Number 1326642

Notary Public
My commission expires: 2/1/2022

AFFIDAVIT OF VALUE

STATE OF)
)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 12th day of April, 2021.

Leah Moore
Notary Public
My commission expires: _____

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

File # 2021-2421

True Copy Certification

I, John A. Bell IV, 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 TN
County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (If on paper):

202104140049979