Karen Johnson Davidson County
Batch# 616097 DEEDQC
04/15/2021 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210415-0050742

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Westcor Land Title Insurance Company, 600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-849054

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Nathan Sakayan Terry and Erin Leigh Mosow	Nathan Sakayan Terry and Erin Leigh Mosow	081 07 0 481.00
1904 North 10th Avenue	1904 North 10th Avenue	
Nashville, TN 37208	Nashville, TN 37208	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, NATHAN TERRY also known as NATHAN SAKAYAN TERRY, now a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto NATHAN SAKAYAN TERRY and ERIN LEIGH MOSOW, a married couple, hereinafter referred to as "Grantee", whose mailing address is: 1904 North 10th Avenue, Nashville, TN 37208, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24, on the Map of The Subdivision of Lot 2 of Thos. Woodard's (erroneously spelled as Woodward's in prior deed of record) Subdivision, of record in Plat Book 2, Page 104, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Tax ID No.: 081 07 0 481.00

BEING the same property conveyed to Nathan Terry, unmarried from Gene Cartwright, unmarried, herein by Deed recorded in Instrument No. 20140801-0069276, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1904 North 10th Avenue, Nashville, TN 37208.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of April, 2021.

Nathan Terry also known as Nathan Sakayan Terry

NATHAN TERRY also known as
NATHAN SAKAYAN TERRY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that NATHAN TERRY also known as NATHAN SAKAYAN TERRY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose ~~therein contained~~, by signing his/her/their name(s), on this 7 day of April, 2021.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10 or _____.

NATHAN SAKAYAN TERRY

ERIN LEIGH MOSOW

Subscribed and sworn to before me this 7th day of Apr., 20 21.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Christine Joachim, 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 PA
County of Montgomery

Personally appeared before me, Michael Estelle, a notary public for this county and state Christine Joachim who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY SIGNATURE

My Commission Expires 3-19-2023
Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499