Karen Johnson Davidson County
Batch# 624804 DEEDQC
04/28/2021 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210428-0057048

THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO:
Gary M Nye
922 CARUTHERS AVENUE NASHVILLE TN 37204

QUITCLAIM DEED

1417102

TRANSFER BY COURT ORDER OR DECREE - EXEMPTION CODE 66-5-209(1)

THIS INDENTURE, Made this 10 day of Nov, 20 2, by and between **Gary M Nye, a married man, who acquired title as Gary Nye, unmarried now joined by spouse Melodie Bolin signing for marital rights only** of the County of Davidson, State of Tennessee, party/parties of the first part, **Gary M Nye, a married man, as Sole and Separate Property, of** the County of **DAVIDSON**, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 922 **CARUTHERS AVENUE NASHVILLE TN 37204**).

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of **DAVIDSON** and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

Property Address: **922 CARUTHERS AVENUE NASHVILLE TN 37204**

BEING the same premises transferred in a deed dated **5/28/2013** and recorded **6/21/2013** in the **DAVIDSON** County Recorder's Office in Instrument Number **20130621-0064121**, granted and conveyed to **Gary Nye, unmarried**, the Grantors herein.

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed this 10 day of Nov, 20 2

Gary Nye

Melodie Bolin

State of TN

County of Davis (SS)

On this 10 day of Nov in the year 2020 before me, the undersigned notary public, personally appeared Gary Nye + Melodie Bolin, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Comm Exp 09/02/24

OATH OF VALUE

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this 10th day of Nov, 20 20

Notary Public

My Commission Expires: 09/02/24

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: **1417102**

TAXPAYER/OWNER: **Gary M Nye**

ADDRESS: **922 CARUTHERS AVENUE NASHVILLE TN 37204**

Exhibit A
Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit No. B of Caruthers Townhomes, a Private Element Planned Unit Development, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 , et seq. of the Tennessee Code Annotated, under the Master Deed & Declaration of Covenants, Conditions and Restrictions of Caruthers Townhomes, a Private Element Planned Unit Development of record in Instrument Number 20101222-0101705, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Master Deed & Declaration of Covenants, Conditions and Restrictions.

Being the same property as conveyed from Maureen Shorter, an unmarried woman to Gary Nye, unmarried as set forth in Deed Instrument #20130621-0064121 dated 05/28/2013, recorded 06/21/2013, DAVIDSON County, TENNESSEE.

PROPERTY ADDRESS: **922 CARUTHERS AVENUE NASHVILLE TN 37204**
TAX ID: **105 13 0I 002.00**

TRUE COPY CERTIFICATION

I, Lena Cataldo, 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 this is a true and correct copy of the original document executed and authenticated according to law.

State of Pennsylvania

County of Allegheny

Before me, Karen A. Gargaro, the undersigned officer, personally appeared Lena Cataldo, known to me (or satisfactorily proven) to be the person who's name is subscribed to the within instrument, and acknowledged that (he/she/they) executed the same for purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary public

Printed name: Karen A. Gargaro

Mu Commission expires: 03/25/2024

Commonwealth of Pennsylvania - Notary Seal
Karen A. Gargaro, Notary Public
Allegheny County
My commission expires March 25, 2024
Commission number 1297119
Member, Pennsylvania Association of Notaries