Name and Address of New Owner:
Jonathan Ross, Jane Lopes
2807 MEADOWROSE DRIVE UNIT A
NASHVILLE TN 37204

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 630761 DEEDQC
05/06/2021 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210506-0061186

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 083-08-0-155.00

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, **James L. Lopes and wife, Gail R. Lopes,** "the Grantors," convey and quitclaim unto **Jonathan Ross and Jane Lopes,** "the Grantees," all of their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 2807 Meadow Rose Drive, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20210405-0044127, Register's Office for said Davidson County, Tennessee. to which plan reference is hereby made for a more complete description.
>
> Being a portion of the same property conveyed to Gary Goetzman, a married man by Warranty deed from Lisa M. Stramer of record in Instrument No. 20190701-0063550 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 01, 2019.
>
> Being the same property conveyed to Jonathan Ross, Jane Lopes, James L. Lopes and wife, Gail R. Lopes, by Warranty Deed from Gary Goetzman, a married man, dated _____, and appearing of record at Instrument No. __202105060061184____ _____, Register's Office for Davidson County, Tennessee.

Grantors 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).

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 29th day of April, 2021.

James L. Lopes, by Jane Lopes Attorney in fact (SEAL)
James L. Lopes, by Jane Lopes, attorney in fact

Gail R. Lopes, by Jane Lopes Attorney in fact (SEAL)
Gail R. Lopes, by Jane Lopes, attorney in fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **JANE LOPES,** with who I am personally acquainted (or provied to me on the basis of satisfactory evidence) and who did affirm that she is Power of Attorney for JAMES L. LOPES and GAIL R. LOPES, the bargainors, and that she as such Power of Attorney executed the foregoing instrument on behalf of JAMES L. LOPES and GAIL R. LOPES, for the purposes therein contained.

WITNESS my hand and official seal this 25 day of April, 2021.

Notary Public
My commission expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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
25 day of April, 2021.

Notary Public
My commission expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

File # AT-21-450

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024