AFTER RECORDING RETURN TO:
Old Republic Title
530 S Main St Ste 1061
Akron, OH 44311
File No. 01-21029754

This document prepared by:
JOHN O. WINDSOR, ESQ.
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866-333-3081

Karen Johnson Davidson County
Batch# 656611 DEEDQC
06/14/2021 04:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210614-0080095

Parcel ID No.: 083 04 0K 001.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 9th day of April, 20 21, by and between **SARAH J. PASCH, AN UNMARRIED WOMAN and RACHEL LYNN BRANCAMP F/KA RYAN BRANCAMP, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS WIFE AND HUSBAND**, a mailing address of 2508A CARTER AVE, NASHVILLE, TN 37206-1312, hereinafter referred to as Grantor(s) and **SARAH J. PASCH**, a mailing address of 2508A CARTER AVE, NASHVILLE, TN 37206-1312, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 2508A CARTER AVE, NASHVILLE, TN 37206-1312

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SARAH J. PASCH

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, SARAH J. PASCH, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 9th day of April, 2021.

Notary Public
My Commission expires: 9/6/2022

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

RACHEL LYNN BRANCAMP F/K/A RYAN BRANCAMP

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, RACHEL LYNN BRANCAMP F/KA RYAN BRANCAMP, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 10th day of April, 2021.

Kiersten N. Collier

Notary Public
My Commission expires: 9/16/2022

KIERSTEN N. COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF HOMES A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED BY DECLARATION IN INSTRUMENT NO. 20140701-0057884, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT B TO THE AFOREMENTIONED DECLARATION.

TAX ID NO: 083 04 0K 001.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: LINDA N. WENDT AND MICHAEL W. WENDT, WIFE AND HUSBAND
GRANTEE: SARAH J. PASCH AND RYAN BRANCAMP, WIFE AND HUSBAND
DATED: 11/14/2018
RECORDED: 11/16/2018
DOC#/BOOK-PAGE: 20181116-0113269

PROPERTY COMMONLY KNOWN AS: 2508A CARTER AVE, NASHVILLE, TN 37206-1312

Certificate of Authenticity

I, Tina Goodwin 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.

State of Ohio

County of Summit

I, Jennifer L. Haugh, a notary public for the County of Summit in the State of Ohio, acknowledges that this certification of an electronic document is true and correct and whose signature, Tina Goodwin, I have witnessed.

Notary's Signature

Commission Expires:

JENNIFER L HAUGH, NOTARY PUBLIC
Residence - Wayne County
State Wide Jurisdiction, Ohio
My Commission Expires Dec 19, 2021