Karen Johnson Davidson County
Batch# 663174 DEEDQC
06/23/2021 12:18:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210623-0084908

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Eric Moss, married**, ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Christian Moss**, (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Eighteenthirtythree Tenth Avenue North, A Horizontal Property Regime with Private Elements of record as Instrument No. 20201021-0122521 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Eric Moss, married, by virtue of that certain Warranty Deed dated October 29, 2020, and being of record at Instrument No. 20201102-0128015, in the Register's Office of Davidson County, Tennessee.

Grantor warrants that this property is not his primary residence, and that said property has been used for investment purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20201102-0128015** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 15 day of **June, 2021.**

Eric Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Eric Moss**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 day of **June, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 15th day of **June, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-7-21

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

PROPERTY ADDRESS: **915 Coffee Street, Nashville, TN 37202**
TAX PARCEL NO.: **081071R00200CO**
PROPERTY OWNER: **Christian Moss, PO Box 22822, Nashville, TN 37202**
MAIL TAX BILLS TO: **PO Box 22822, Nashville, TN 37202**

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022