Name and Address of New Owner:
Jonathan Joyce
1924 B 14th Avenue
Nashville, TN 37208

Send Tax Bills To:
Jonathan Joyce
1924 B 14th Avenue
Nashville, TN 37208

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 081074G00200CO

Karen Johnson Davidson County
Batch# 681183 DEEDQC
07/22/2021 10:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210722-0098372

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, **Sebastian Joyce,** "the Grantor," convey and quitclaim unto **Jonathan Joyce,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Unit B of the Townhomes at 1924 14th Avenue North as shown in the Declaration of Covenants, Conditions, and Restrictions for Townhomes at 1924 14th Avenue North, a horizontal property regime with private elements and no general common elements of record as in instrument No. 201709280099343, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.
>
> Being the same property conveyed to Jonathan Joyce, an unmarried man and Sebastian Joyce, a married man as tenants in common with right of survivorship by Warranty Deed from Pearl Properties LLC Inc., a Tennessee limited liability company dated July 26th 2018 and recorded July 29th 2018 of record in Instrument No. 20180629-0063430 Register's Office for Davidson County, Tennessee.

This is improved property known as 1924 B 14th Avenue, Nashville, TN 37208

Grantor 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).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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, Grantor have executed this Quitclaim Deed on the __ day of July, 2021.

_____(SEAL)
Sebastian Joyce

_____(SEAL)
Jonathan Joyce

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Sebastian Joyce and Jonathan Joyce**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7 day of July, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Public
My commission expires: 11/8/21

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
7 day of July, 2021.

_____
Notary Public
My commission expires: _____

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

File # 21-2110

202107220098372

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/7/21 (date of document).

Connie Taylor
Affiant Signature

7/12/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY'S SEAL

WILLIAM CASEY SLAEMAN JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY