Karen Johnson Davidson County
Batch# 689411 DEEDQC
08/03/2021 11:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210803-0104261

Commitment Number: tn21103905

After Recording, Send To:
BOSTON NATIONAL TITLE
400 ROUSER ROAD
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: tn21103905.

New Property Owner/Mail Tax Statements To:
Thomas Marler and **Sue Elen Marler**, 900 20TH AVE S, Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
092160E065.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Thomas Marler and **Sue Elen Marler who acquired title incorrectly as Sue Ellen Marler**, husband and wife, hereinafter grantors, whose tax-mailing address is **900 20TH AVE S, Nashville, TN 37212**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Thomas Marler** and **Sue Elen Marler**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **900 20TH AVE S, Nashville, TN 37212**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 805 OF THE ADELICIA, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY

900 20TH AVE S, Nashville, TN 37212

ACT AS THE SAME IS SET OUT IN SECTION 66-27- 101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING THE ADELICIA OF RECORD IN INSTRUMENT NO. 20060222-0020964, AMENDED AND RESTATED IN INSTRUMENT NO. 20071212-0143307, AND AMENDED IN INSTRUMENT NO. 20090818-0077786, 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 TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID MASTER DEED. Tax ID: 092 16 0E 065.00
Property Address is: 900 20TH AVE S, Nashville, TN 37212

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at No. 20151006-0101742 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 092160E065.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

202108030104261

Executed by the undersigned on JULY 19, 2021:

Thomas Marler

Sue Elen Marler

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on JULY 19, 2021 by **Thomas Marler** and **Sue Elen Marler** who are personally known to me or have produced DRIVER LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

NOTARY PUBLIC STATE OF FLORIDA

NICOLE BECKFORD
Commission # HH 078488
Expires February 9, 2025
Bonded Thru Budget Notary Services

Notary Public

202108030104261

State of FLORIDA
County of BROWARD

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $**0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of JULY, 2021.

Affiant

Thomas J. Marler Sue Ellen Marler

Print Name

(Seal)

NICOLE BECKFORD
Commission # HH 078488
Expires February 9, 2025
Bonded Thru Budget Notary Services

Notary Public

My commission expires:

2/9/2025

NICOLE BECKFORD

Print Name

CTIC# _____

900 20TH AVE S, Nashville, TN 37212

202108030104261

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **JULY 19, 2021**

Affiant Signature

JULY 19, 2021
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **19TH** day of **JULY**, 20**21**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462