AFTER RECORDING RETURN TO:
QuickSilva Title & Escrow
4 Alfred Circle
Bedford, MA 01730
File No. 2021-6534

Karen Johnson Davidson County
Batch# 689505 DEEDQC
08/03/2021 02:19:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210803-0104417

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 128-12-C/53CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 14 day of July, 2021, by and between **Amos Davis**, an unmarried man, with a mailing address of 1115 Woodbury Falls Court, Nashiville, TN 37221, and **Rebecca Davis**, an unmarried woman, with a mailing address of 4510 Charlotte Avenue, Apt. 334, Nashville, TN 37209, pursuant to the Final Decree of Absolute Divorce and Marital Dissolution Agreement filed with the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 19D926, who acquired title as husband and wife, hereinafter referred to as Grantors, and **Amos Davis**, an unmarried man, a mailing address of 1115 Woodbury Falls Court, Nashiville, TN 37221, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantors, for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim all right, title and interest to the said Grantee a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1115 on the Plan of Woodbury Townhomes, Phase I as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I of record in Instrument No. 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Property Address: 1115 Woodbury Falls Court, Nashiville, TN 37221

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

Being the same property conveyed to the herein named Grantors by Warranty Deed from Bhavna Patel, dated October 21, 2016, of record in Instrument No. 20161027-0113446 with the Davidson County Register's Office.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Amos Davis

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Amos Davis, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in DAVIDSON, this 14 day of JULY, 2021.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Rebecca L Davis

Rebecca Davis

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and seal, at office in Nashville, TN, this 12th day of July, 2021.

Tracy L. Umeda
Notary Public
My Commission expires: October 2, 2023

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Amos Davis
Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 14 day of JULY, 2021.

Notary Public
My Commission Expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Amos Davis
1115 Woodbury Falls Court
Nashiville, TN 37221

Name and address of property owner:

Amos Davis
1115 Woodbury Falls Court
Nashiville, TN 37221

TRUE COPY CERTIFICATION

I, Kate Casey - Fleener, 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.

Kate Casey - Fleener
Signature

STATE OF MA
COUNTY OF Middlesex

Personally appeared before me, Lauren Ruth Botchie [Name of Notary],

a notary public for this county and state, Kate Casey - Fleener [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lauren Ruth Botchie
Notary's Signature

LAUREN RUTH BOTCHIE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
November 06, 2026

My Commission Expires: 11/6/26

Notary's Seal

Certificate of Authenticity

I, Kate Casey - Fleener, 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 14, 2021.

Date

Affiant Signature

July 14 2021

Date

State of MA

County of Middlesex

Sworn to and subscribed before me this 14 day of July, 2021.

Notary's Signature

My Commission Expires: 11/4/2026

Date

Notary's Seal (if on paper)

LAUREN RUTH BOTCHIE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
November 06, 2026