QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 696423 DEEDQC
08/12/2021 02:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210812-0109065

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on Aug 21, 2021.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Marsha Ross Jaffa, Trustee 204 Cana Cir. Nashville, TN 37205	Marsha Ross Jaffa, Trustee 204 Cana Cir. Nashville, TN 37205	129 11 0A 204.00

KNOW ALL MEN BY THESE PRESENTS that Marsha Ross Jaffa, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Marsha Ross Jaffa, Trustee of the Marsha Ross Jaffa Revocable Trust, hereinafter called **"GRANTEE,"** her successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being unit No. 204 as shown on the plan of First Revision, Condominium Site Plan, Plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, of record in Plat Book 5200, Page 656, said Register's Office and being further established by the Master Deed of record in Book 6042, Page 602 and amended in Book 6071, Page 149, Book 6237, Page 660, Register's Office for Davidson County, Tennessee, together with an undivided percentage of interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.
>
> Being the same property conveyed to Marsha Ross Jaffa by Warranty Deed from Amara Robbins dated March 21, 2019 and recorded on March 26, 2019 in Instrument No. 20190326-0027013, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 08/11, 2021

Marsha R Jaffa

Marsha Ross Jaffa, Trustee of Marsha Ross Jaffa Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Marsha Ross Jaffa, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Trustee of Marsha Ross Jaffa Revocable Trust, the within named bargainer, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing for Marsha Ross Jaffa Revocable Trust by herself as Trustee.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of Aug., 2021.

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-8-2021

Certificate of Authenticity

I, John Cobb Rochford, 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 on August 11, 2021.

Signature

August 11, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on August 11, 2021.

Notary's Signature

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-07-21

Notary's Seal (If on paper)