Karen Johnson Davidson County
Batch# 696431 DEEDQC
08/12/2021 02:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210812-0109075

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-962620

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Robert A. Mericle and Yin Y. Mericle	Robert A. Mericle and Yin Y. Mericle	093060A32100CO
301 Demonbreun Street	301 Demonbreun Street	
Nashville, TN 37201	Nashville, TN 37201	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MARK 836 PROPERTIES, LLC, a Tennessee Limited Liability Company, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ROBERT A. MERICLE and YIN Y. MERICLE, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 301 Demonbreun Street, Nashville, TN 37201, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 2005 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Tax ID No.: 093060A32100CO

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20120824-0076530, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 301 Demonbreun Street, Nashville, TN 37201.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6 day of August, 20 21.

MARK 836 PROPERTIES, LLC
a Tennessee Limited Liability Company

By: _____
Name: ROBERT A. MERICLE
Title: Member

STATE OF TENNESSEE
COUNTY OF Williamson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ROBERT A. MERICLE as Member of MARK 836 PROPERTIES, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 6 day of August, 20 21.

_____
Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6 day of August, 2024.

MARK 836 PROPERTIES, LLC
a Tennessee Limited Liability Company

By: Yin Y. Mericle
Name: YIN Y. MERICLE
Title: Member

STATE OF TENNESSEE
COUNTY OF Williamson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that YIN Y. MERICLE as Member of MARK 836 PROPERTIES, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 6 day of August, 2024.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Robert A. Mericle
ROBERT A. MERICLE

Yin Y. Mericle
YIN Y. MERICLE

Subscribed and sworn to before me this _____ day of August, 2024.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 08/06/2021 (date of document).

Affiant Signature

08/12/2021
Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 12 day of 08, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499