AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-186988-MOB

Karen Johnson Davidson County
Batch# 697802 DEEDQC
08/16/2021 10:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210816-0110215

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

Parcel ID No.: 072-14-0T-001-00

QUITCLAIM DEED

THIS DEED made and entered into on this 9 day of August, 2021, by and between **KYLE ULSES, A MARRIED MAN, WHO ACQUIRED TITLE AS A SINGLE MAN, JOINED IN EXECUTION BY HIS SPOUSE MEGAN NICOLE DUFFY,** a mailing address of 1616A Northview Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **KYLE ULSES and MEGAN NICOLE DUFFY, HUSBAND AND WIFE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** a mailing address of 1616A Northview Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1616-A OF THE HOMES AT 1616 NORTHVIEW AVENUE, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1616 NORTHVIEW AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20140513-0041109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Property Address: 1616A Northview Avenue, Nashville, TN 37216

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

Being the same property conveyed to Kyle Ulses, single man from Pinpoint Properties, LLC, a Tennessee limited liability company, by Deed dated February 09, 2016, and recorded on February 11, 2016, as Instrument No. 20160211-0013400 in the Official Records of Davidson County, TN.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

KYLE ULSES

MEGAN NICOLE DUFFY

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, KYLE ULSES and MEGAN NICOLE DUFFY, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 9 day of Aug., 2021.

Notary Public
My Commission expires: 3-3-2025

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

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Affiant

STATE OF Tenn.
COUNTY OF Davidson

Sworn to before me this 9 day of Aug, 2021.

Notary Public
My Commission Expires: 3-3-2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

KYLE ULSES and MEGAN NICOLE DUFFY
1616A Northview Avenue
Nashville, TN 37216

Name and address of property owner:

KYLE ULSES and MEGAN NICOLE DUFFY
1616A Northview Avenue
Nashville, TN 37216

EXHIBIT A

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 1616-A OF THE HOMES AT 1616 NORTHVIEW AVENUE, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1616 NORTHVIEW AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20140513-0041109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KYLE ULSES, SINGLE MAN FROM PINPOINT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED DATED FEBRUARY 09, 2016, AND RECORDED ON FEBRUARY 11, 2016, AS 20160211-0013400.

Certificate of Authenticity

I, Caitlin Rich, 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 08/09/2021.

Date

C Rich

Affiant Signature

08/09/2021

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 09 day of august, 2021.

Notary's Signature

My Commission Expires: 03/30/2024

Date

Notary's Seal (if on paper)

Sarah Murphy
NOTARY
PUBLIC
STATE OF RHODE ISLAND