Karen Johnson Davidson County
Batch# 744579 DEEDQC
10/27/2021 09:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211027-0144111

Commitment Number: RIN21013180

After Recording, Send To:

Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

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.

New Property Owner/Mail Tax Statements To:
Matthew Scott Gann, 2510A Trevecca Avenue, Nashville, TN 37206.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 13 2B 001.00

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(4)

Matthew Scott Gann and **Leshia Dawn Gann**, both unmarried, hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid grant and quitclaim to **Matthew Scott Gann**, as sole owner, hereinafter grantee, whose tax mailing address is **2510A Trevecca Avenue, Nashville, TN 37206.**, the following real property:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Trevecca Avenue Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20180403-0030990 and being shown on Nat attached thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed from Woodford Construction, LLC, A Tennessee Limited Liability Company to Matthew Scott Gann, Unmarried and Leshia Dawn Gann, unmarried, as joint tenants with rights of survivorship, dated May 01, 2020 and recorded on May 07, 2020 in Instrument No. 20200507-0047560, Davidson County records.

Tax Parcel # 072 13 2B 001.00
Property Address is: 2510A Trevecca Avenue, Nashville, TN 37206.

Executed by the undersigned on September 30, 2021:

Matthew Scott Gann

Leshia Dawn Gann

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 30, 2021 by **Matthew Scott Gann** and **Leshia Dawn Gann** who are personally known to me or have produced D Lings 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

JAMES C DUNN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2024

State of TENNESSEE
County of DAVIDSON

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 $1.00 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 30 day of September, 2021.

Affiant

Leshia Gann
Print Name

(Seal)

Notary Public

My commission expires:
4-23-2024

JAMES C DUNN
Print Name

JAMES C DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2024

CTIC# _____

Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 9/30/2021 (date of document).

Rebecca Horton
Affiant Signature

9/30/21
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 30th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/22

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022