Karen Johnson Davidson County
Batch# 766272 DEEDQC
12/02/2021 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211202-0160034

Prepared by/Return to: Mark B. Leedom, Esq. 7065 Moores Ln Ste 100 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 30th day of November, 2021. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Lyvonn Reese	New Owner	094-02-0A-001.00
912 Shelby Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MICAH JOSEPH MORRISSEY and ROBYN REESE MORRISSEY, husband and wife, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto LYVONN REESE, an unmarried woman, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A as described and shown on Exhibit "B" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shelby Parkview Terrace, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110713-0053634, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Micah Joseph Morrissey and Robyn Reese Morrissey, husband and wife, by Warranty Deed from Ronald David Sesler and wife, Diane Marie Sesler, dated 4/8/21 of record in Instrument No. 20210414-0049825, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 912 Shelby Avenue, Nashville, TN 37206.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 22 day of November, 2021.

MICAH JOSEPH MORRISSEY

ROBYN REESE MORRISSEY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Micah Joseph Morrissey and Robyn Reese Morrissey, the within named Grantor(s), 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 official seal at office this 22 day of November, 2021.

My commission expires: 5-22-22

NOTARY PUBLIC

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

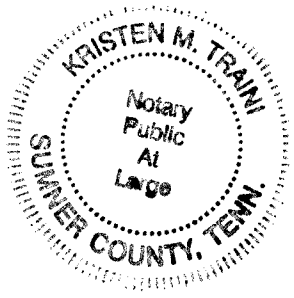
I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/22/2024 (date of document).

Jennifer Russell
Affiant Signature

11/30/2021
Date

State of Tennessee

County of Sumner



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

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL