Name and Address of New Owner:
Daniel T. Kashima & Cindy L. Kashima
3420 Nixon Rd.
Unit 305
Ann Arbor, MI 48105

Karen Johnson Davidson County
Batch# 780773 DEEDQC
12/28/2021 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211228-0170708

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 105-14-C 416.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel T. Kashima, a married man,** hereinafter called the Grantor(s), convey and quitclaim unto **Daniel T. Kashima and Cindy L. Kashima, husband and wife by the entirety,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 416 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown in Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Daniel T. Kashima, an unmarried man, by Warranty Deed from Rebecca Katherine Tinsley, unmarried, of record in Instrument No. 20150602-0050842, Register's Office for Davidson County, Tennessee, dated May 28, 2015, and recorded on June 2, 2015. The said Daniel T. Kashima having since married.

Being also known as 2310 Elliott Ave., Unit 416, Nashville, TN 37204.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of December, 2021.

_____ (SEAL)
Daniel T. Kashima

STATE OF Michigan)
)
COUNTY OF Washtenaw)

Personally appeared before me, a Notary Public in and for said State and County, **Daniel T. Kashima** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of December, 2021.

THELMA M. PERRY
NOTARY PUBLIC, MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires 04-24-2024
Acting in the County of _____

_____
Notary Public
My commission expires: 4/24/2021

AFFIDAVIT OF VALUE

STATE OF Michigan)
)
COUNTY OF Washtenaw)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant) Daniel T. Kashima

Sworn to and subscribed before me this
15th day of December, 2021.

_____
Notary Public
My commission expires: 4/24/2024

THELMA M. PERRY
NOTARY PUBLIC, MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires 04-24-2024
Acting in the County of _____

202112280170708

Certificate of Authenticity

I, Sarah Lile, 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 12-15-21.

Date

Affiant Signature

12-15-21

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

My Commission Expires: 11/8/22

Date

Notary's Seal (if on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON