Karen Johnson Davidson County
Batch# 813779 DEEDQC
03/02/2022 10:55:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220302-0023575

Dear Davidson County Register of Deeds

RE: 719 Douglas Avenue Unit 6, Nashville, TN 37207

FROM: Zackery Massey AKA Zackery E. Massey, an unmarried man, and Allyson E. Gelnett, an unmarried woman

TO: Allyson E. Gelnett, an unmarried woman

Assessor's Parcel Number: 071 16 0A 020.00

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: ZERO DOLLARS ($0.00)

CONVEYANCE TAX (0.37 PER $100 ROUNDED UP): $ 0.00

DEED RECORDING : 6 pages *$5.00 per page (Minimum $10.00): $ 30.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 0.00

TOTAL RECORDING FEES: $ 32.00

DR1 71980276QC101010107

7198027G-8115693

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock, LLC
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Allyson E. Gelnett
719 Douglas Ave. Ste. 6, Nashville, TN 37207

Real Estate Tax ID Number: **071 16 0A 020.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 9th day of Feb ,20 22 , by and between **Zackery Massey AKA Zackery E. Massey, an unmarried man, and Allyson E. Gelnett, an unmarried woman**, whose post office address is **719 Douglas Ave. Ste. 6, Nashville, TN 37207,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Allyson E. Gelnett, an unmarried woman**, whose post office address is, **719 Douglas Ave. Ste. 6, Nashville, TN 37207,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

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WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 719 Douglas Avenue Unit 6, Nashville, TN 37207

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71980276QC101010307

Zackery Massey AKA Zackery E. Massey (SEAL)

ADRIENNE MIMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Zackery Massey AKA Zackery E. Massey**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Adrienne Mims

Notary Public

Name: Adrienne Mims

Commission Expiration Date: 4/8/2024

ADRIENNE MIMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

DR1 71980276QC101010407

(SEAL)
Allyson E. Gelnett

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Allyson E. Gelnett**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Adrienne Mims

Notary Public

Name: Adrienne

Commission Expiration Date: 1/8/2024

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DR1 71980276QC101010507

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Allyson E. Gelnett **(SEAL)**

Allyson E. Gelnett

Subscribed and sworn to before me on this the 7th **day of** Feb., **20**22.

Adrienne Mims
Notary Public

NAME: Adrienne Mims

My Commission Expires: 1/8/2024

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DR1 71980276QC101010607

202203020023575

EXHIBIT A

Legal Description:

Tax Id Number(s): 071 16 0A 020.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 20 ON THE PLAN OF THE FLATS AT HIGHLAND HEIGHTS OF RECORD IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FLATS AT HEIGHTS, A HORIZONTAL REGIME WITH PRIVATE ELEMENTS, IN INSTRUMENT NO. 20150203-0010060, AS AMENDED IN INSTRUMENT NO. 20150609-0054331, AND IN INSTRUMENT NO. 20151117-0116729, SAID PLAN BEING SHOWN ON EXHIBIT B TO SAID AMENDMENT, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Parcel Identification Number: 071 16 0A 020.00
Commonly Known As: **719 Douglas Avenue Unit 6, Nashville, TN 37207**

Being the same property conveyed to Zackery E. Massey, an unmarried man, and Allyson E. Gelnett, an unmarried woman, by deed dated May 27, 2016 of record in Deed Instrument/Case No. 20160531-0054322, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Betsy Lanzotti, 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 2/7/2022 (date of document).

Affiant Signature

Feb 10, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 10 day of February, 2022

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026