AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 545934170-66875156

Karen Johnson Davidson County
Batch# 818724 DEEDQC
03/09/2022 03:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220309-0027253

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 082-09-0T-015-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 16 day of February, 2022, by and between **Christopher N. Breuer, a single man**, a mailing address of 413 Van Buren St. STE 103, Nashville, TN 37208, hereinafter referred to as Grantor(s) and **Christopher Nelson Breuer and Susan Jack Shuttleworth, as Trustees of the Christopher Nelson Breuer Living Trust, dated** February 16, 2022, a mailing address of 413 Van Buren St. STE 103, Nashville, TN 37208, 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, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 413 Van Buren Street #103, Nashville, TN 37208

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20210811-0108440, recorded on 08/11/2021 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

Christopher N. Breuer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Christopher N. Breuer, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 16th day of February 2022

Notary Public
My Commission expires: 05/09/2023

KRYSTAL VALCARCEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, 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 Tennessee
COUNTY OF Davidson

Sworn to before me this 16th day of February, 2022.

Notary Public
My Commission Expires: 05/09/2023

KRYSTAL VALCARCEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Christopher Nelson Breuer and Susan Jack Shuttleworth
413 Van Buren St.
STE 103
Nashville, TN 37208

Name and address of property owner:

Christopher Nelson Breuer and Susan Jack Shuttleworth
413 Van Buren St.
STE 103
Nashville, TN 37208

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 15, Germantown Station Condominiums, as shown on Exhibit B to Declaration of record in Instrument No. 20100804-0061209 and amended in Instrument No. 20111020-0081623, in the Registers Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit. Being the same parcel conveyed to Houra Merrikh and Christopher N. Breuer (also known as Christopher N . Merrikh) from Emrs Realty, LLC, by virtue of a deed dated 3/22/2019, recorded 3/25/2019, as instrument no. 20190325-0026553 county of Davidson, state of Tennessee.

APN: 082-09-0T-015-00

PROPERTY COMMONLY KNOWN AS: 413 Van Buren Street #103, Nashville, TN 37208

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 2/16/2022 and authenticated according to law.

Dated: 2/22/2022

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 22ND day of FEBRUARY, 2022, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025