Karen Johnson Davidson County
Batch# 826606 DEEDQC
03/23/2022 08:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220323-0033076

QUITCLAIM DEED

MAIL RECORDED DEED TO:

NICHOLAS J. MENARDE
CAROLINA E. MENARDE
5422 PISANO ST.
MOUNT JULIET, TN 37122
FILE # FIMH-TN-180385

OWNER (SEND TAX BILLS TO):

NICHOLAS J. MENARDE
CAROLINA E. MENARDE
5422 PISANO ST.
MOUNT JULIET, TN 37122

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NICHOLAS J. MENARDE, also known as NICHOLAS MENARDE, and CAROLINA E. MENARDE, also known as CAROLINA MENARDE, husband and wife (herein, "Grantor"), whose address is 5422 Pisano St., Mount Juliet, TN 37122, hereby bargains, sells, remises, releases, quit claims and conveys to NICHOLAS J. MENARDE and CAROLINA E. MENARDE, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 5422 Pisano St., Mount Juliet, TN 37122, all of Grantor's interest in and to the following described real property located in County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 161 Cobblestone Place Drive, Goodlettsville, TN 37072

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 034010F09200CO

This Instrument Prepared By: SALLY A. CARVER-YOUNG, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 2nd day of March, 2022.

GRANTOR:

NICHOLAS J. MENARDE, also known as NICHOLAS MENARDE

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, NICHOLAS J. MENARDE, also known as NICHOLAS MENARDE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2022.

[Affix Notary Seal]

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/30/24

GRANTOR:

CAROLINA E. ~~MENARDE, also known as~~ CAROLINA MENARDE

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CAROLINA E. MENARDE, also known as CAROLINA MENARDE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2022.

[Affix Notary Seal]

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/30/24

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Wilson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
NICHOLAS J. MENARDE

Subscribed and sworn to under oath before me, this 2nd day of March, 2022 by NICHOLAS J. MENARDE.

[Affix Notary Seal]

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/30/24

Grantee:

Grantee signature: _____
CAROLINA E. MENARDE

Subscribed and sworn to under oath before me, this 2nd day of March, 2022 by CAROLINA E. MENARDE.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT A

[Legal Description]

A CERTAIN TOWNHOME LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO, 92 OF COBBLESTONE II TOWNHOMES ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ, OF THE TENNESSEE CODE ANNOTATED UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COBBLESTONE II TOWNHOMES OF RECORD IN INSTRUMENT NO, 20160401-0031281, AS CORRECTED BY SCRIVENERS AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20170501-0042305, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW ORE HEREAFTER ESTABLISHED OVER, THOUGH, OR UPON THE LAND EMBRACING THE REGIME AND THE BUILDINGS THEREOF, SAID UNIT BEING DEPICTED ON EXHIBIT B TO SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for County, Tennessee, in Warranty Deed Book Instrument NO. 20180103-0000926 on January 3, 2018.

PIN NO: 034010F09200CO

STREET ADDRESS: 161 Cobblestone Place Drive, Goodlettsville, TN 37072

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Perre Cebell, 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 MARCH 02, 2022 (date of document).

Affiant Signature

MARCH 02, 2022
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 02 day of MARCH, 2022.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

