Karen Johnson Davidson County
Batch# 830776 DEEDQC
03/29/2022 04:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220329-0036499

File Number: 22263228R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Jennifer Moss McIntyre**, 301 Demonbreun Street, Unit 210, Nashville, TN 37201

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**093-06-0A-901-00**

22263228R-QCD **QUITCLAIM DEED**

**Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.**

**Jennifer Kay Moss NKA Jennifer Moss McIntyre**, married, joined by spouse **Nathaniel Edward McIntyre**, whose mailing address is **301 Demonbreun Street, Unit 210, Nashville, TN 37201**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jennifer Moss McIntyre**, a married woman, hereinafter grantee, whose tax mailing address is **301 Demonbreun Street, Unit 210, Nashville, TN 37201**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:**

**A CERTAIN CONDOMINIUM APARTMENT IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, KNOWN AS UNIT NO. 210 OF THE HORIZONTAL PROPERTY REGIME OF ENCORE, A RESIDENTIAL**

**CONDOMINIUM PURSUANT TO MASTER DEED FOR ENCORE, A RESIDENTIAL CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20080225-0018429 AND MASTER DEED FOR ENCORE, A MASTER CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20080225-0018425, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCED IS MADE FOR A MORE COMPLETE DESCRIPTION.**

**BEING THE SAME PREMISES CONVEYED UNTO JENNIFER KAY MOSS, BY VIRTUE OF WARRANTY DEED FROM ENCORE PHASE I DEVELOPMENT COMPANY, LLC, DATED FEBRUARY 26, 2008, RECORDED FEBRUARY 29, 2008, IN INSTRUMENT: 20080229-0020131 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**Property Address is: 301 Demonbreun Street, Unit 210, Nashville, TN 37201**

Parcel ID: 093-06-0A-901-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on March 17th, 2022:

**Jennifer Kay Moss NKA Jennifer Moss McIntyre**

**Nathaniel Edward McIntyre**

STATE OF Tennessee
COUNTY OF Sevier

The foregoing instrument was acknowledged before me on March 17, 2022 by **Jennifer Kay Moss NKA Jennifer Moss McIntyre** and **Nathaniel Edward McIntyre** who are personally known to me or have produced TN Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public
Commission exp. 9-7-2025

K SCHAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

State of Tennessee
County of Sevier

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0 .

Subscribed and sworn to before me

This 17th day of March, 2022.

Affiant

Jennifer Kay Moss NKA
Jennifer Moss McIntyre
Print Name

(Seal)

KSCHAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

Notary Public

My commission expires:

9-7-2025

K Schamp
Print Name

CTIC# _____

**Tennessee Certification of Electronic Document**

I, David Rich, 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 3/17/2022 (date of document).

Affiant Signature

3/22/22
Date

State of FL

County of BREVARD

Sworn to and subscribed before me this 22nd day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.