Karen Johnson Davidson County
Batch# 835867 DEEDQC
04/07/2022 08:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220407-0040207

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Carrie Moran Powell 810 Bellevue Road #212 Nashville, TN 37221
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	1420608B21200CO

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Patrick N. Moran** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Carrie Moran Powell**, (herein "Grantee") her successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor states that the subject property has never been his marital residence and is not subject to any marital interests therein.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of February 2022.

Patrick N. Moran

Patrick N. Moran

STATE OF Florida

COUNTY OF Orange

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Patrick N. Moran**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of February 2022.

Kathy Ann Dickey

Notary Public
My Commission Expires: _____

KATHY ANN DICKEY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG935107
Expires 12/18/2023

STATE OF Florida

COUNTY OF Orange

The actual consideration for this transfer is $Zero.

Patrick N. Moran

Affiant

Subscribed and sworn to before me this 17th day of February 2022

Kathy Ann Dickey

Notary Public
My Commission Expires _____

KATHY ANN DICKEY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG935107
Expires 12/18/2023

EXHIBIT A or SCHEDULE A

LEGAL DESCRIPTION

Being a certain condominium apartment situated in Davidson County, Tennessee, being Building No. 31, Unit No. 212, and the appurtenant interest in the common elements of "Peppertree" - Creekside Meadows Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed establishing horizontal property regime "Peppertree" – Creekside Meadows Condominiums of record in Book 4834, page 257; as amended in Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6535, page 723; Book 6874, page 354; and in Book 7610, page 973, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the plan of "Peppertree" - Creekside Meadows Condominiums, of record in Book 4675, pages 128-130, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of "Peppertree" – Creekside Meadows Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, as amended, the aforementioned plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Carrie Moran Powell, a married woman and Patrick N. Moran, a married man, joint tenant with rights of survivorship from Nevenko Komsie and Mia Komsie, husband and wife, by Warranty Deed recorded on November 9, 2018, in Instrument No. 20181109-0111243, Register's Office for Davidson County, Tennessee.

This is property with a common address of **810 Bellevue Road #212, Nashville, TN 37221.**

File No.: **2202-028**
Loan No.:
Map & Parcel: **142-06-0A-212.00**

CERTIFICATE OF AUTHENTICITY

I, Kayla Adams do hereby make oath that I am a licensed attorney and/or 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 February 24, 22.

Kayla Adams
Affiant
Date: March 29, 2022

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 29 day of March, 2022

Dakotah Harvey
Notary Public

My Commission Expires: _____

