Karen Johnson Davidson County
Batch# 864321 DEEDQC
05/27/2022 11:36:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220527-0061845

File Number: RW-22001304

After Recording, Send To:

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:
Jason T. Thomas and **Sandra Pinargote**, 421 Joy Avenue, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
071-08-0A-001.00-CO

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.

Jason T Thomas and **Sandra Pinargote FKA Sandra Thomas**, Joint tenants, hereinafter grantors, whose tax-mailing address is **421 Joy Avenue, Nashville, TN 37207**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jason T. Thomas** and **Sandra Pinargote**, Joint tenants, hereinafter grantees, whose tax mailing address is **421 Joy Avenue, Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Being Unit "A", on the Horizontal Property Regime for The 1853 Joy Circle Townhomes, as recorded in Declaration of Record in Instrument No. 20151124-0119196, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description. Being all that certain property conveyed from Philip D Young and Teresa G Angle-Young, by and through their Attorney-in-fact, Leslie A Garside to Jason T Thomas and Sandra Thomas, joint tenants

by the deed dated March 11, 2019 and recorded March 14, 2019 as Instrument No. 20190314-0023361, of official records.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded as Instrument No. in the Register's Office of Davidson County, Tennessee.

Parcel ID: 071-08-0A-001.00-CO

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 4-22-, 2022.

Jason T Thomas

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 22 April, 2022 by **Jason T Thomas** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Commission expires 11/6/2024

FKA

Sandra Pinargote FKA Sandra Thomas

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 22, 2022 by **Sandra Pinargote FKA Sandra Thomas** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Commission expires 11/06/2024

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22 day of April, 2022.

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Seal)

Affiant

Jason Thomas
Print Name

Notary Public

My commission expires:
My Commission Expires Nov. 6, 2024

I. Scruggs
Print Name

CTIC# _____

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

Being Unit "A", on the Horizontal Property Regime for The 1853 Joy Circle Townhomes, as recorded in Declaration of Record in Instrument No. 20151124-0119196, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being all that certain property conveyed from Philip D Young and Teresa G Angle-Young, by and through their Attorney-in-fact, Leslie A Garside to Jason T Thomas and Sandra Thomas, joint tenants by the deed dated March 11, 2019 and recorded March 14, 2019 as Instrument No. 20190314-0023361, of official records.

APN: 071-08-0A-001-00

Certificate of Authenticity

I, A Rebecca Lower, 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 4/22/2022.

Date

Kellie Deffer

Affiant Signature

5/18/2022

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 18 day of May, 2022.

A Rebecca Lower

Notary's Signature

My Commission Expires: 02/12/2024

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania
NOTARIAL SEAL
A Rebecca Lower, Notary Public
Allegheny County
My Commission Expires 02/12/2024