Karen Johnson Davidson County
Batch# 869652 DEEDQC
06/10/2022 02:27:30 PM 7 pgs
Fees: $38.00 Taxes: $99.90
20220610-0066522

AFTER RECORDING RETURN TO:
Priority Title and Escrow
641 Lynnhaven Pkwy, Suite 200
Virginia Beach, VA 23452
File No. 042215760

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 109 05 0D 065.00

QUITCLAIM DEED

§ 67-4-409 (E) Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 20 day of May, 20 22, by and between **Justin Huffman, an unmarried man and Alyssa Jacey F/K/A Alyssa J. Binder, an unmarried woman who acquired title as husband and wife**, residing at 1606 Lincoya Bay Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Alyssa Jacey, an unmarried woman**, residing at 1606 Lincoya Bay Drive, Nashville, TN 37214, **and Perry S. Binder, a married man,** residing at 126 Spruce Way, Hailey, TN 83333, **as joint tenants with right of survivorship**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Twenty-Seven Thousand and NO/100 ($27,000.00) Dollars, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1606 Lincoya Bay Drive, Nashville, TN 37214

Being all and the same lands and premises conveyed to Justin Huffman and Alyssa J. Binder by Ronald Prusinski, Jr. in a Warranty Deed dated 04/01/2019 and recorded 04/02/2019 in Instrument No. 20190402-0029515 in the Land Records of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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

Justin Huffman

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Justin Huffman, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Person, this 20th day of May, 2022

Notary Public Teressa Bigord

My Commission expires: 11/11/2023

TERESA BIGORD
NOTARY
My Comm. Expires
November 11, 2023
No. GG 930652
PUBLIC
STATE OF FLORIDA

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

Alyssa Jacey F/K/A Alyssa J. Binder

Alyssa Jacey F/K/A Alyssa J. Binder

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Alyssa Jacey F/K/A Alyssa J. Binder, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 27th day of May, 2022

Tanya Stafford

Notary Public **Tanya Stafford**

My Commission expires: 2-14-2024



VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $27,000.00.

Affiant

Print Name: Alyssa Jacey

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 27th day of May, 2022.

Tanya Stafford
Notary Public Tanya Stafford
My Commission Expires: 2-14-2024

TS

TANYA STAFFORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

TANYA STAFFORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

Alyssa Jacey
1606 Lincoya Bay Drive
Nashville, TN 37214

Perry S. Binder
126 Spruce Way
Hailey, TN 83333

Name and address of property owner:

Alyssa Jacey
1606 Lincoya Bay Drive
Nashville, TN 37214

Perry S. Binder
126 Spruce Way
Hailey, TN 83333

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $27,000.00.

Affiant

Print Name: Justin Huffman

STATE OF Florida
COUNTY OF Palm Beach

Sworn to before me this 20th day of May, 2022.

Notary Public Teresa Bigord
My Commission Expires: 11/11/2023

TERESA BIGORD NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires November 11, 2023 No. GG 930652

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

Alyssa Jacey
1606 Lincoya Bay Drive
Nashville, TN 37214

Perry S. Binder
126 Spruce Way
Hailey, TN 83333

Name and address of property owner:

Alyssa Jacey
1606 Lincoya Bay Drive
Nashville, TN 37214

Perry S. Binder
126 Spruce Way
Hailey, TN 83333

EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1606 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, in the Plat field as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585 and amended in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Parcel ID Number. 109 05 0D 065.00

Property commonly known as: 1606 Lincoya Bay Drive, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Alyssa Jacay, 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

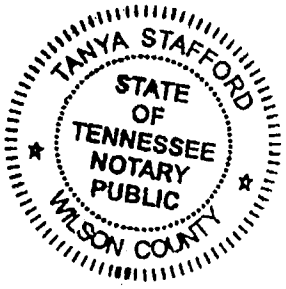
05/20/2022 (date of document).

Alyssa Jacay
Affiant Signature

5.27.2022
Date

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 27th day of May, 2022.



Tanya Stafford
Notary's Signature Tanya Stafford

My Commission Expires: 2-14-2024

NOTARY'S SEAL