Karen Johnson Davidson County
Batch# 877791 DEEDQC
06/24/2022 02:52:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220624-0072700

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF JUNE, 2022 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

CARSON ADAIR MOURAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Brynn Bailey Van Sluis **Sean Van Sluis** (NAME)	**NEW OWNER** (NAME)	**082140A01400CO**
1062 1st Avenue North **Nashville, Tennessee 37201** (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 16th day of June, 2022, the undersigned, **DORINDA DAWN, A SINGLE WOMAN, AS TENANT IN COMMON WITH ½ UNDIVIDED INTEREST, and BRYNN BAILEY VAN SLUIS, A MARRIED WOMAN, AS TENANT IN COMMON WITH ½ UNDIVIDED INTEREST,** hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and quitclaim to **BRYNN BAILEY VAN SLUIS and SEAN VAN SLUIS, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY,** hereinafter called the "Grantee", and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **1062 1ST AVENUE NORTH, NASHVILLE, TENNESSEE 37201** and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1062 of Riverfront Condominium, a Condominium Development established pursuant to the provision 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 Master Deed establishing Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640 and Instrument No. 20150402-0029055, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Dorinda Dawn, Unmarried, and Brynn Bailey Van Sluis, Married, by Warranty Deed from Rossana Franklin, Unmarried, dated the 31st day of July, 2017, and filed on the 19th day of September, 2017, of record as Instrument Number 20170919-0095781, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1062 1st Avenue North, Nashville, Tennessee 37201.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 18 day of June, 2022.

GRANTOR: DORINDA DAWN

D Dawn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DORINDA DAWN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 18 day of June, 2022.

S White

Notary Public

7/9/24

My Commission Expires

SONYA D. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 9, 2024

(CONTINUED SIGNATURE AND NOTARY PAGE TO FOLLOW)

GRANTOR: BRYNN BAILEY VAN SLUIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BRYNN BAILEY VAN SLUIS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this _____ day of June, 2022. See Attached Document NC

Notary Public

My Commission Expires

202206240072700

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 06/17/22 before me, Nicole Cappello Notary Public
(insert name and title of the officer)

personally appeared Brynn Bailey Van Sluis,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NICOLE CAPPELLO
Notary Public - California
Orange County
Commission # 2375564
My Comm. Expires Sep 19, 2025

Signature _____ (Seal)

Quitclaim Deed NC

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 6/21/22 (date of document).

Affiant Signature

6/21/22

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 21 day of June, 2022.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024