THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
2822 Bransford Ave.
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SHAUNA DANIELS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 17th day of June, 2022.

Notary Public
My Commission Expires: 9/8/25

Karen Johnson Davidson County
Batch# 880284 DEEDQC
06/28/2022 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220628-0074705

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Oksana Paola Moscoso and Noah James Harrison<br>19 Manhattan Mews<br>Saint Louis, MO 63108 | New Owner | 104 08 0C 003.00 |
| | | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Oksana Paola Moscoso** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Oksana Paola Moscoso and Noah James Harrison, wife and husband** ("Grantee"), their heirs and assigns, all of her right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

**Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Peabody Square Condominium of record in Plat Book 6250, Page 177, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Peabody Square Condominium Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6404, Page 545, as amended in Book 6527, page 254, Book 6648, Page 635, and Book 6653, page 897, said Register's Office.**

**Being the same property conveyed to Oksana Paola Moscoso, a single person, by Warranty Deed from Ryan Clark Monroe, an unmarried man, of record in Instrument No. 20200108-0002810, Register's Office for Davidson County, Tennessee, dated January 8, 2020 and recorded on January 8, 2020.**

**All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.**

This is improved property known as 1605 Horton Avenue, Nashville, TN 37212.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 17th day of June, 2022.

**GRANTOR(S):**

**Oksana Paola Moscoso**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of June, 2022, before me personally appeared Oksana Paola Moscoso, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of June, 2022.

Notary Public

My Commission Expires: 9/8/25

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**CERTIFICATE OF AUTHENTICITY**

I, Catherine Franco, 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 June 17, 2022.

Affiant
Date: June 27, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

My Commission Expires: 6/26/2023

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY