Karen Johnson Davidson County
Batch# 888019 DEEDQC
07/13/2022 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220713-0080334

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1413A Monetta, LLC 42 Helmsford Way Penfield, NY 14526	New owner	072-11-0Y-001.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeffrey R. Huddle, a married man**, by these presents does hereby quitclaim and convey unto, **1413A Monetta, LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Unit A together with the common areas as shown on the Plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 1413 A&B Monetta, a Horizontal Property Regime with Private Elements, recorded as Instrument No. 20151211-0125048, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey R. Huddle, an unmarried man by Warranty Deed from John Andrade and Michelle Andrade, husband and wife, of record in Instrument No. 20181217-0122250, Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 17, 2018.

Being also known as 1413A Monetta Avenue, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 12 day of July, 2022.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this _____ day of July, 2022.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Jeffrey R. Huddle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jeffrey R. Huddle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12 day of July, 2022.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

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Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/12/2022 ____ (date of document).

Affiant Signature

07/12/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025