Batch# 892549
07/22/2022 01:52:24 PM
Fees: $17.00 Taxes: $0.00
20220722-0084205
County
DEEDQC
3 pgs

39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jeffrey Austin Black, unmarried, as to an undivided 20% interest and David Perron, married, as to an undivided 80% interest, as joint tenants with common law rights of survivorship,** hereinafter called the **Grantor**, does hereby quitclaim unto **Jeffrey Austin Black, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium located in Davidson County Tennessee, being Unit No 302 of The Edison, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Edison of record in Instrument Number 20181029-0107022, amended at Instrument No. 20181206-0119180 and 20181211-0120659, 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 B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to Jeffrey Austin Black, unmarried, as to an undivided 20% interest and David Perron, married, as to an undivided 80% interest, as joint tenants with common law rights of survivorship, by Special Warranty Deed from Edison Development Partners, LLC, a Tennessee limited liability company, dated February13, 2019, of record in Instrument No. 20190219-0015068, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1077 East Trinity Lane #302, Nashville, TN 37216

WITNESS THE EXECUTION HEREOF this 20th day of July, 2022.

Jeffrey Austin Black

State of Tennessee)
County of Davidson)

On this 20th day of July, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Jeffrey Austin Black,**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

David Perron

State of California)
County of _____)

On this _____ day of July, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **David Perron,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

See Attached
Notary Certificate DN

Notary Public

My Commission Expires: _____

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 20th day of July, 2022.

Notary Public

My Commission Expires: 3/3/26

COUNTY OF DAVIDSON
ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC

NEW OWNER:
Jeff Austin Black
1008 Sharpe Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
072-06-3N-015.00

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 Marin)

On 07/18/2022 before me, Dipu Nepali, Notary Public
(insert name and title of the officer)

personally appeared David Perron,
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(i~~es~~), 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.

DIPU NEPALI
Notary Public - California
Contra Costa County
Commission # 2290254
My Comm. Expires May 26, 2023

Signature _____ (Seal)