Karen Johnson Davidson County
Batch# 896520 DEEDQC
08/01/2022 11:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220801-0087095

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane Bone McAllester
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

# QUITCLAIM DEED

| Name and Address of New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Daniel Russell Pulley**<br>**2804 McNairy Lane**<br>**Nashville, TN 37204** | **119-14-0A-001.00** | **Same as Owner** |

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DANIEL RUSSELL PULLEY, an unmarried man, and GARLAND PULLEY, an unmarried man** ("Grantors") do hereby transfer, release, relinquish, quitclaim and convey to the **DANIEL RUSSELL PULLEY**("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1 of Kingswood Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 6627-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Kingswood Condominium of record in Book 5200, Page 520, as amended in Book 6058, Page 320, 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, though, or upon the land embracing the regime and building thereof; said Unit being depicted on Exhibit C 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 Daniel Russell Pulley and Garland Pulley by Quitclaim Deed from Daniel Russell Pulley recorded in Instrument No. 20201005-0114879, in the Register's Office for Davidson County, Tennessee.

The Property is conveyed subject to any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in said Register's Office.

This is improved property, known as 2929 Selena Drive #1, Nashville, Tennessee 37211.

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

In witness whereof, Grantor has caused this instrument to be dated and effective this 18th day of May, 2022.

**GRANTORS:**

DANIEL RUSSELL PULLEY

GARLAND PULLEY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DANIEL RUSSELL PULLEY and GARLAND PULLEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of MAY, 2022.

Notary Public

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/9/2023

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,

this 18th day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 5/9/2023

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

## CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns, 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 May 17, 2022.

Jonathan R. Burns

Date: June 10, 2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of June 2022.




Notary's Signature

My Commission Expires: 9/2/24.