Karen Johnson Davidson County
Batch# 911757 DEEDQC
09/01/2022 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220901-0098851

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
2022 Jamesborough TISA Trust c/o Michael D. Sontag, Trustee 4222 Jamesborough Place Nashville, TN 37215	Same	131 11 0E 002.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100th DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BRYAN W. METCALF ("Grantor"), hereby quitclaim and convey to MICHAEL D. SONTAG, TRUSTEE OF THE 2022 JAMESBOROUGH TISA TRUST ("Grantee"), all of his right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved real property located at 4222 Jamesborough Place, Nashville, TN 37215.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed on the 1st day of September, 2022.

GRANTOR:

BRYAN W. METCALF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Bryan W. Metcalf, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1ST day of SEPTEMBER, 2022.

My commission expires:
Nov. 6, 2024

Mackenzie L. Border
Notary Public

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value (whichever is greater) for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 1ST day of SEPTEMBER 2022.

Mackenzie L. Border
Notary Public

My Commission Expires:
Nov. 6, 2024

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

33659631.1

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B, Jamesborough Place Homes, a Horizontal Property Regime with Private Elements (formerly Jamesborough Place Condominiums), as originally established under Master Deed of record in Instrument No. 20070814-0097257, in the Register's Office for Davidson County, Tennessee, and later amended and restated to change the development to a Private Element Horizontal Property Regime Planned Unit Development by Amended and Restated Declaration of Covenants, Conditions and Restrictions, of record in Instrument Number 20181214-0121688, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Marc Grossman and wife, Shirley Grossman by Warranty Deed from Betty G. Henley, an unmarried person, of record in Instrument No. 20090814-0076448, Register's Office for Davidson County, Tennessee, dated July 29, 2009 and recorded on August 14, 2009.

Being the same property conveyed to Bryan W. Metcalf by Warranty deed from Marc Grossman and wife, Shirley Grossman of record in Instrument No. 20181226-0125296 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on December 26, 2018.

Being also known as 4222 Jamesborough Place Nashville, Tennessee 37215.

Certificate of Authenticity

I, Adam F. Harrer, 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 September 1, 2022.

Date

Affiant Signature

09/01/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of September, 20 22.

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

