Name and Address of New Owner:
Pura Vida Land Trust
1412 McHarry Unit C
Nashville, TN 37208
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 912882 DEEDQC
09/06/2022 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220906-0099998

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-16-3A-003.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rachel Mays, sole owner,** "the Grantor," convey and quitclaim unto **Pura Vida Land Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee being Unit C as shown in Exhibit B, Declaration of Covenants, Conditions and Restrictions for Homes at 1412 McHarry Blvd, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201123-0137329 Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Rachel Mays by Warranty Deed from Hensley Group, LLC, recorded on 8/01/22 and of record in Instrument No. 20220801-0087257, Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to Hensley Group, LLC by Warranty Deed from Jackie Brownlow dated July 31, 2020, of record in Instrument No. 20200804-0086313, Register's Office for Davidson County Tennessee and being further conveyed to Hensley Group, LLC by Quitclaim Deed from Hensley Group, LLC dated 10/01/2020 of record in Instrument No. 20201001-0113269, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 29th day of July, 2022.

Rachel Mays (SEAL)
Rachel Mays

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Rachel Mays**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of July, 2022.

Notary Public
My commission expires: _____

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of July, 2022.

Notary Public
My commission expires: _____

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2022-4939-RS

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 07/29/22 (date of document).

Affiant Signature

9/6/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL:

