Karen Johnson Davidson County
Batch# 912901 DEEDQC
09/06/2022 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220906-0100024

Name and Address of New Owner:
Pura Vida Land Trust
1400 Rosa Parks Blvd #213
Nashville, TN 37208
Send Tax Bills To:
New Owner

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

Map & Parcel No: 081-12-0B-213.00-CO

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 L. Mays, a single woman,** "the Grantor," convey and quitclaim unto **Pura Vida Land Trust**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County Tennessee, being Unit No. 213, together with the allocated Parking Space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a Horizontal Property Regime as established by Master Deed for the Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, and Instrument No. 20060901-0108138 said Unit being depicted on the Site Plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed to Rachel L. Mays, a single woman by Warranty Deed from Reginald V. Sweatt and Cynetra Sweatt, husband and wife and Miranda H. Sweatt, married, recorded on May 24, 2019, and of record in Instrument No. 20190524-0049597, Register's Office for Davidson County, Tennessee.

This is improved property known as 1400 Rosa L. Parks Boulevard, #213, Nashville, TN 37208.

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 L. Mays (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Rachel L. 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 # 2022-4087

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:

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026