Karen Johnson Davidson County
Batch# 944388 DEEDQC
11/23/2022 12:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221123-0124078

Commitment Number: 30098265
Seller's Loan Number: 7016176545

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
Vanisha L. Brown and **Keith Mosley**, 415 Church St., Unit 1350, Nashville, TN 37219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
093 06 1J 052.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Vanisha L. Brown, unmarried, whose mailing address is **415 Church St., Unit 1350, Nashville, TN 37219**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Vanisha L. Brown**, unmarried, and **Keith Mosley**, unmarried, as joint tenants, hereinafter grantees, whose tax mailing address is **415 Church St., Unit 1350, Nashville, TN 37219**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 415 Church St., Unit 1350, Nashville, TN 37219

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO VANISHA L. BROWN, A SINGLE WOMAN FROM BROOKE D. MYATT, A SINGLE WOMAN, DATED 02/13/2013, RECORDED 02/19/2013, AS INSTRUMENT NO. 20130219-0016113 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 093 06 1J 052.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 11/7, 2022.

Vanisha L. Brown

STATE OF FL
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me on 11/7, 2022 by **Vanisha L. Brown**, who is personally known to me or has produced FLDL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

DESIREE LANGEL
Notary Public - State of Florida
Commission # HH 57436
My Comm. Expires Dec 10, 2024
Bonded through National Notary Assn.

State of FL
County of Miami-Dade

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

Subscribed and sworn to before me

This 7 day of November, 20 22

Affiant

Vanisha L. Brown
Print Name

DESIREE LANGEL
Notary Public - State of Florida
Commission # HH 57436
My Comm. Expires Dec 10, 2024
Bonded through National Notary Assn.

(Seal)

Notary Public

My commission expires:

12/10/2024

Desiree Langel
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. A CERTAIN CONDOMINIUM APARTMENT KNOWN AS UNIT 1305 OF THE HORIZONTAL PROPERTY REGIME OF VIRIDIAN CONDOMINIUMS PURSUANT TO MASTER DEED OF RECORD IN INST 20061004-0122833 AND AMENDED IN INST 20061004-0122834 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO VANISHA L. BROWN, A SINGLE WOMAN FROM BROOKE D. MYATT, A SINGLE WOMAN, DATED 02/13/2013, RECORDED 02/19/2013, AS INSTRUMENT NO. 20130219-0016113, COUNTY OF DAVIDSON, STATE OF TENNESSEE. COMMONLY KNOWN AS 415 CHURCH ST UNIT 1350, NASHVILLE, TN 37219.

Tennessee Certification of Electronic Document

I, Ciara George, 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 11/7/2022 (date of document).

Ciara George
Affiant Signature

11/23/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23rd day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7/27/24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
LAURA DIRIENZO - Notary Public
Beaver County
My Commission Expires Jul 27, 2024
Commission Number 1366228