Karen Johnson Davidson County
Batch# 957074 DEEDQC
01/03/2023 11:15:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230103-0000195

AFTER RECORDING RETURN TO:
Title365 Company
ATTN: Recording Team
345 Rouser Rd., Building 5, Suite 101
Coraopolis, PA 15108
File No. ORG-400870

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

Tax ID No.: 104010B0430000

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.

THIS DEED made and entered into on this 13 day of Dec, 2022, by and between **Caitlin Decamillis Copeland who acquired title as Caitlin Decamillis** now married to **Jason Ernest Copeland,** residing at 415 Normandy Circle, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Caitlin Decamillis Copeland,** a married woman, residing at 415 Normandy Circle, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

All that certain lot, piece or parcel of Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 415 on Lot No. 48 of the Normandy Place Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862 and amended in Instrument Nos. 20020523-0063131, 20101004-0079010 and 20120628-0056775, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed, Reference is hereby made to the Plan of Normandy Place Condominiums, for placement of units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20020214-0019862 and as amended by First Amendment to Master Deed of record under Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such unit.

Parcel ID Number: 104010B0430000

Property commonly known as: 415 Normandy Circle, Nashville, TN 37209

Being the same premises conveyed from Jackie Messmer and from Keith Messmer to Caitlin Decamillis in a deed dated 07/01/2019 and recorded date 07/05/2019 in Instrument Number 20190705-0065748 of the official records.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Caitlin Decamillis Copeland

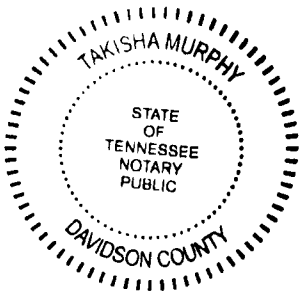
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Caitlin Decamillis Copeland**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, ~~at office in~~ In person, this 13th day of December, 2022

Takisha Murphy
Notary Public

My Commission expires: May 9, 2023



Jason Ernest Copeland

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jason Ernest Copeland**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, ~~at office~~ in Nashville, this 13 day of December, 2023

Takisha Murphy
Notary Public

My Commission Expires
May 9, 2023

My Commission expires: _____

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, James Reardon, 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 12-23-22 (date of document).

Affiant Signature

12-27-22
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 27 day of December, 2022.

Shawnda R Demus
Notary's Signature

MY COMMISSION EXPIRES: 07-25-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHAWNDA R DEMUS - Notary Public
Allegheny County
My Commission Expires July 25, 2026
Commission Number 1212821