Karen Johnson Davidson County
Batch# 973468 DEEDQC
02/23/2023 11:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230223-0012820

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:
Bryan W. Metcalf 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, MICHAEL D. SONTAG, TRUSTEE OF THE 2022 JAMESBOROUGH TISA TRUST ("Grantor"), hereby quitclaim and convey to BRYAN W. METCALF ("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 23rd day of February, 2023.

GRANTOR:

2022 JAMESBOROUGH TISA TRUST

By: _____
Michael D. Sontag, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Michael D. Sontag, 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 23RD day of FEBRUARY, 2023.

My commission expires:
Nov. 6, 2024

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

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

_____
Affiant

Subscribed and sworn to before me, this 23RD day of FEBRUARY, 2023.

_____
Notary Public

My Commission Expires:
Nov. 6, 2024

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

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.

And being the same property conveyed by Quitclaim Deed from Bryan W. Metcalf to Michael D. Sontag, Trustee of the 2022 Jamesborough TISA Trust be Instrument No. 202200901-0098851, said Register's Office.

33659631.2

Tennessee Certification of Electronic Document

I, Adam 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 Feb 23, 2023 (date of document).

Affiant Signature

02/23/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of February, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

