Karen Johnson Davidson County
Batch# 973941 DEEDQC
02/24/2023 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230224-0013187

Name and Address of New Owner:
Rachel Mays
1412 C Meharry Blvd.
Nashville, TN 37208
Send Tax Bills To:
Rachel Mays
1412 C Meharry Blvd.
Nashville, TN 37208
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, **Pura Vida Land Trust,** "the Grantor," convey and quitclaim any interest they have unto **Rachel Mays, Sole Owner,** "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 MeHarry 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 Pura Vida Land Trust by QuitClaim Deed from Rachel Mays, Sole Owner, recorded on September 06, 2022 and of record in Instrument No. 20220906-0099998, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel Mays, Sole Owner by Warranty Deed from Hensley Group, LLC, recorded on August 1, 2022, 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 23rd day of February, 2023.

Pura Vida Land Trust

By: Rachel Mays (SEAL)
Rachel Mays, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Rachel Mays, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of Pura Vida Land Trust, the within named bargainor, and she as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Pura Vida Land Trust, by herself as Trustee.

WITNESS my hand and official seal this 23rd day of February, 2023.

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

Notary Public
My commission expires: 3/3/26

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.

Regina Sullo
(Affiant)

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

Notary Public
My commission expires: 3/3/26

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

File # 2022-4939-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/23/23 (date of document).

Regina Sullo
Affiant Signature

2/24/23
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

