# QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17 DAY OF March 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**Property Title Services, LLC.**
**131 Indian Lake Road, Suite 208**
**Hendersonville, TN 37075**

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| **Matthew Scott Muha and Nicholas Daniel Muha** | SAME | 102-03-0E-001.00-CO |
| 6517 Thunderbird Dr Unit A | Karen Johnson Davidson County<br>Batch# 984650 DEEDQC<br>03/27/2023 08:33:30 AM 3 pgs<br>Fees: $17.00 Taxes: $0.00<br>20230327-0021886 | |
| Nashville, TN 37209-2723 | | |

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We**, **Matthew Scott Muha** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and conveys unto **Matthew Scott Muha and Nicholas Daniel Muha,** hereinafter called the Grantee**, his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

**See attached Exhibit A**

This is ( ) unimproved property known as:
( X ) improved property known as: **6517 Thunderbird Dr Unit A, Nashville, TN 37209-2723**

Witness my hand this 17 day of March, 2023:

**Matthew Scott Muha** **date** 3/17/23

_____ **date**

STATE OF **TN**

COUNTY OF **SUMNER**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Matthew Scott Muha,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.

Witness my hand and official seal at:

County of Sumner, State of TN, this 23 day of March, 2023.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

## EXHIBIT A

Land in Davidson County,Tennessee, and being all of Unit A, Sixty-Five Seventeen Thunderbird Drive, a Horizontal Property Regime With Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-103(B), under Declaration of Covenants, Conditions and Restrictions for Sixty-Five Seventeen Thunderbird Drive, a Horizontal Property Regime With Private Elements of record in Instrument No. 20210922-0127499, in the Register's Office of Davidson County,Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Matthew Scott Muha by Deed of record in Inst # 20220218-0019363, record on 02/18/2022, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Lina Lehn, 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 3/17/2023 (date of document).

Affiant Signature

3/24/2023
Date

State of Tennessee

County of Sumner

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

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM EXPIRES 10/21/2024

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL