Karen Johnson Davidson County
Batch# 994142 DEEDQC
04/19/2023 01:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230419-0028872

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 17 day of April, 2023.

Notary Public

My commission expires: 10/2/2023

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MSN TN, LLC	**New Owner**	**07313013800**
1515 Rosebank Ave. Unit A	1515 Rosebank Ave Unit A	
Nashville TN 37204	Nashville TN 37204	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Mark S. Naify,** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **MSN TN, LLC**, herein called "GRANTEE(S)", her successors, heirs and assigns all of her right, title and interest in and to a certain tracts or parcels of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 41, on the Map of Mailan Heights, of record in Book 1835, Page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mark S. Naify by Warranty Deed from Timothy D. Hinsley and wife, Jacqueline R. Hinsley, dated July 19, 2022 and recorded July 25, 2022, of record as Instrument No. 20220725-0084854, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **1513 Rosebank Ave., Nashville, TN 37206**

WITNESS my/our hand(s) this 15 day of April, 2023.

Mark S. Naify

STATE OF Florida

COUNTY OF Palm Beach

Personally appeared before me, a Notary Public of said County and State, **Mark S. Naify**, the within named Grantor(s), 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, at office, this 15 day of April, 2023.

Notary Public

My Commission Expires: 12.17.26

JO ANN MARX
MY COMMISSION # HH 335041
EXPIRES: December 17, 2026

202304190028872

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/15/23 (date of document).

Jennifer Russell
Affiant Signature

4/19/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

