AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Place
Victor, NY 14564
File No. CL230008803LD

Karen Johnson Davidson County
Batch# 997328 DEEDQC
04/28/2023 09:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230428-0031383

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 071 08 0E 002.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 21 day of April, 2023 by and between **Cody C. Coulter and Molly K. Parker, husband and wife, who both acquired title as unmarried, as joint tenants with right of survivorship,** residing at 311 B Prince Avenue, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Cody C. Coulter and Molly K. Parker, husband and wife, as tenants by the entirety,** residing at 311 B Prince Avenue, Nashville, TN 37207, 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 hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 311 B Prince Avenue, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/29/2019 under Instrument Number: Instrument No. 20190129-0008556 in the Register's Office of Davidson County, Tennessee.

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.

Cody C. Coulter

Molly K. Parker

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Cody C. Coulter and Molly K. Parker**, 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 TN, this 21 day of Apr. 2023.

Notary Public

My Commission expires: 09/02/26

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Cody C. Coulter

Affiant

Print Name: Cody C. Coulter

Molly K. Parker
Molly K. Parker

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 21 day of April, 2023.

Notary Public
My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Cody C. Coulter and Molly K. Parker
311b Prince Avenue
Nashville, TN 37207

Name and address of property owner:

Cody C. Coulter and Molly K. Parker
311b Prince Avenue
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT 2, HOMES AT 311 PRINCE AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, TENNESSEE CODE ANNOTATED AND ESTABLISHED BY THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 311 PRINCE AVENUE, OF RECORD IN INSTRUMENT 20170720-0073441, AS AMENDED IN INSTRUMENT NUMBER 20178024-0087120, AND IN INSTRUMENT NUMBER 20180516-0046760, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. REFERENCE IS HEREBY MADE TO THE PLAT OF HOMES AT PRINCE AVENUE SET FORTH IN EXHIBIT B OF SAID DECLARATION.

TOGETHER WITH THE LIMITED COMMON ELEMENTS AND PRIVATE ELEMENTS APPURTENANT THERETO AS DESCRIBED IN INSTRUMENT NUMBER 20170720-0073441, AS AMENDED IN INSTRUMENT NUMBER 20178024-0087120, AND IN INSTRUMENT NUMBER 20180516-0046760, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY SHOWN ON THE PLAT OF HOMES AT PRINCE AVENUE SET FORTH IN EXHIBIT B OF SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO CODY C. COULTER AND MOLLY K. PARKER FROM INVENT COMMUNITIES INC., A TENNESSEE CORPORATION, DATED 01/28/2019, RECORDED 01/29/2019, DEED INSTRUMENT #20190129-0008556, IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 071 08 0E 002.00

Certificate of Authenticity

I, Tracey Rusin, 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 4/21/23.

Date

Tracey Rusin

Affiant Signature

4/25/23

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 25th day of April, 2023.

Andrea Topel

Notary Signature

My Commission Expires: 4/30/2026

Date

Notary's Seal (if on paper)

ANDREA J. TOPEL
Notary Public, State of New York
Monroe County
Commission Expires April 30, 2026