Karen Johnson Davidson County
Batch# 1013147 DEEDQC
06/09/2023 10:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230609-0043970

AFTER RECORDING RETURN TO:
Avenue 365 Lender Services, LLC
2300 East Lincoln Highway
Suite 700
Langhorne, PA 19047
File No. NZ23351069R

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

Tax ID No.: 136 03 0A 006.00

QUITCLAIM DEED

THIS DEED made and entered into on this 5 day of June, 2023 by and between **Nickolas Zapton, III A/K/A Nick Zapton, III, an unmarried person,** residing at 4000 Anderson Road, Unit 6, Nashville, TN 37217, hereinafter referred to as Grantor(s) and **Nickolas Zapton, III, an unmarried person,** residing at 4000 Anderson Road, Unit 6, Nashville, TN 37217, 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: 4000 Anderson Road, Unit 6, Nashville, TN 37217

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/27/2001 under Instrument Number: Instrument Number: 20010427-0042443 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.

Nickolas Zapton, III A/K/A Nick Zapton, III

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Nickolas Zapton, III A/K/A Nick Zapton, III**, 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, this 5th day of June, 2023.

Notary Public

My Commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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.

Affiant

Print Name: Nickolas Zapton III AKA Nick Zapton III

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 5 day of June, 2023.

Notary Public
My Commission Expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

Nickolas Zapton, III
4000 Anderson Road, Unit 6
Nashville, TN 37217

Name and address of property owner:

Nickolas Zapton, III
4000 Anderson Road, Unit 6
Nashville, TN 37217

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND DESCRIBED AS FOLLOWS:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, AND BEING UNIT NO. 6, BUILDING NO. 1, ON THE PLAN OF PRIEST LAKE PARK CONDOMINIUM TOWNHOUSES, PHASE I, A HORIZONTAL PROPERTY REGIME, AS OF RECORD AT PLAT BOOK 4460, PAGE 88, AND AS ESTABLISHED BY MASTER DEED AS OF RECORD AT BOOK 4651, PAGE 412, WITH EXHIBITS AND AS AMENDED, ALL OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY, AND ALL TO WHICH REFERENCE IS HEREBY MADE AND THE SAME INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID UNIT AND OF THE CONVEYANCE HEREBY MADE, TOGETHER WITH ALL FIXTURES, WALL COVERINGS, APPLIANCES, CARPETS, AND/OR OTHER IMPROVEMENTS THEREIN AND THE UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS ALL APPURTENANT THERETO (HEREIN THE "PROPERTY").

PARCEL ID: 136 03 0A 006.00

PROPERTY COMMONLY KNOWN AS: 4000 ANDERSON ROAD, UNIT 6, NASHVILLE, TN 37217

Tennessee Certification of Electronic Document

I, Hilary Reithemeier, 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 06/05/2023 (date of document).

Hilary Reithmeier
Affiant Signature

06/09/2023
Date

State of Pennsylvania

County of BUCKS

Sworn to and subscribed before me this 9 day of June, 2023.

Natalie Evangelista
Notary's Signature

MY COMMISSION EXPIRES: 4/6/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
NATALIE EVANGELISTA - Notary Public
Montgomery County
My Commission Expires April 6, 2026
Commission Number 1419553