Karen Johnson Davidson County
Batch# 1030242 DEEDQC
07/25/2023 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $303.40
20230725-0057186

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $82,000.00.

Affiant

Address New Owner(s) as follows:

David Major
1345 Bell Road Unit 410
Antioch, TN 37013

Send Tax Bill to:
Owner

Map-Parcel Numbers:
162-12-0B 054.00

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public

My Commission Expires:
9-7-26

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY-TWO THOUSAND ($82,000.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JEREMY SAAL** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **DAVID MAJOR,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1345 Bell Rd Antioch TN 37013 unit 410.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER

JS

OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17th day of July, 2023.

Jeremy Saal

By: Jeremy Saal

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeremy Saal**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2023.

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My commission expires: 9-7-26

Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Unit No 19B, of Tract Two on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and Bylaws of record in Instrument No. 20040218-0018915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David A. Major, a single person and Jeremy Saal, a single person, from Kenneth W. Liss and Susan Liss, husband and wife, by Warranty Deed dated 1-06-2021 of record in Instrument No. 20210106-0002248, Register's office od Davidson county, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-17-23.

Affiant Signature

7-25-23

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY