Karen Johnson Davidson County
Batch# 1038105 DEEDQC
08/14/2023 02:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230814-0063096

File No: 7718353 - 08
Grantor's Loan No. 1015572571

After Recording, Send to:
Matthew Sim and Melanie Crystal Rodriguez
3526 SANFORD AVE., A, NASHVILLE, TN 37211

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Matthew Sims and **Melanie Crystal Rodriguez**, 3526 SANFORD AVE., A, NASHVILLE, TN 37211

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 133 06 0B 001.00

QUITCLAIM DEED

MS

Matthew Sims who acquired title as Matthew Sim, an unmarried person, ("Grantor"), of **3526 SANFORD AVE., A, NASHVILLE, TN 37211**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Matthew Sims,** an unmarried person and **Melanie Crystal Rodriguez,** an unmarried person, as joint tenants with rights of survivorship, ("Grantee"), whose tax mailing address is **3526 SANFORD AVE., A, NASHVILLE, TN 37211,** with quitclaim covenants, the following described real estate:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANFORD AVENUE RESIDENCES II, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20170821-0085416 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT C, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

MAP/GROUP/PARCEL NO. 133 06 0B 001.00

Commonly known as: 3526 SANFORD AVE., A, NASHVILLE, TN 37211

THIS BEING THE SAME PROPERTY CONVEYED TO MATTHEW SIM, UNMARRIED, DATED 09/18/2020 AND RECORDED ON 09/22/2020 IN INSTRUMENT NO. 20200922-0108526, IN THE DAVIDSON COUNTY RECORDERS OFFICE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on August 8, 2023:

Matthew Sims who acquired title as Matthew Sim

Matthew Sims who acquired title as Matthew Sim

MS

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Matthew Sims**, personally known to me, or has produced TN DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he)/she/they) signed, sealed, and delivered the said instrument as (his)/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8th day of August, 2023.

Notary Public

My commission expires: 5/16/27

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me on this the 8th day of August, 2023.

Notary Public

My Commission Expires: 5/16/27

SEAL

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Shantel Crenshaw, 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 08/08/2023
Date

Shantel Crenshaw
Affiant Signature

8-10-23
Date

State of Ohio

County of Cuyahoga

Sworn to and subscribed before me this 10 day of AUGUST, 2023.

Autumn L Delphia
Notary's Signature

My Commission Expires: 2-9-2026
Date

Notary's Seal (if on paper)

NOTARY PUBLIC STATE OF OHIO
AUTUMN L. DELPHIA
Notary Public
State of Ohio
My Comm. Expires
February 9, 2026