THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Fernandes Mutual, LLC
6500 Lampe Ct.
Hermitage, TN 37076

MAP: 105-14-0C
PARCEL: 409.00-CO

Karen Johnson Davidson County
Batch # 1088935 DEEDQC
01/05/2024 02:29:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20240105-0001235

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Michelle Ann Fernandes, married, Grantor, by these presents do hereby quitclaim and convey unto Fernandes Mutual, LLC, a Tennessee Limited Liability Company, Grantee, their successor and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 409 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Michelle Ann Fernandes, an unmarried woman by Warranty Deed dated 7/31/2020 from Stephen Dale Hubbard, unmarried of record in Instrument No 20200804-0086165, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2310 Elliott Ave., Unit 409, Nashville, Tennessee 37204.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 5th day of January 2024.

Michelle Ann Fernandes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michelle Ann Fernandes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January 2024.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Affiant

Sworn and subscribed before me, this the 5th day of January 2024.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY