Karen Johnson Davidson County
Batch# 1128910 DEEDQC
04/30/2024 10:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240430-0031273

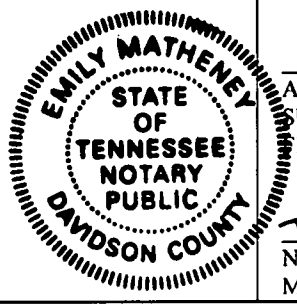
QUITCLAIM DEED

Return To:
Service Link
1355 Cherrington Pkwy
Moon Twp, PA 15108
#2000946307

Prepared By:
Hollingshead & Associates, PLLC
1720 West End Avenue, Suite 403
Nashville, TN 37203

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS - **$0.00** - .



AFFIANT

SUBSCRIBED AND SWORN TO ME ON 26th DAY OF FEBRUARY, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/03/2027

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2626

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Greg Cummings 1402 South Street, Unit A Nashville, TN 37203	Greg Cummings 1402 South Street, Unit A Nashville, TN 37203	093-13-3B-001.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **Garrett Pillsbury, unmarried**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **Greg Cummings a/k/a Byron Greg Cummings, married**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot A of 1402 South Street Townhomes, of record in Instrument No. 20180416-0035737, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Greg Cummings and Garrett Pillsbury by Quitclaim Deed from Greg Cummings a/k/a Byron Greg Cummings, dated August 1, 2019 and recorded on October 9, 2019 in Instrument No. 20191009-0103670, Register's Office for Davidson County, Tennessee; ALSO BEING the same property previously conveyed to Greg Cummings, as to a 1/2 (one-half) interest, by Quitclaim Deed from Luke C. Humphries, dated January 30, 2019, and recorded February 7, 2019 in Instrument No. 20190207-0011578, Register's Office for Davidson County, Tennessee; ALSO BEING a portion of the same property conveyed to Greg Cummings and Luke C. Humphries by Quitclaim Deed from Greg Cummings, recorded March 7, 2018, of record in Instrument No. 20180307-0021694, Register's Office for Davidson County, Tennessee; ALSO BEING a portion of the same property conveyed to Byron Greg Cummings by Warranty Deed from Deborah Lotz, Trustee of the Deborah Lotz Trust dated February 4, 2002, and Holly Bell, as tenants in common without rights of survivorship, recorded on December 6, 2017, of record in Instrument No. 20171206-0124580, Register's Office for Davidson County, Tennessee.

Grantor, by execution of this Quitclaim Deed, and Grantee, by acceptance of and/or filing of this Quitclaim Deed, hereby acknowledge that this Deed was prepared from information provided by the parties involved, and preparer makes no representation or warranty as to the state of title or the accuracy of the legal description herein and that no title insurance is being provided.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Being also known as 1402 South Street, Unit A, Nashville, TN 37212.

[SIGNATURE(S) ON FOLLOWING PAGE]

[SIGNATURE PAGE OF THE QUITCLAIM DEED]

Witness my/our hand this the 21st day of February, 2024.

Garrett Pillsbury

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 Garrett Pillsbury, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office the 21st day of February, 2024.

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 05/03/2027

Tennessee Certification of Electronic Document

I, Amy Cox, 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 2-21-2024 (date of document).

Affiant Signature

04/29/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 29 day of APRIL, 2024.

Notary's Signature

MY COMMISSION EXPIRES 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries