Karen Johnson Davidson County
Batch# 1162224 DEEDQC
07/25/2024 10:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240725-0056299

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title Inc 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	Dominick Joseph Granda and Hannah McKenzie Byrd 1637 Northview Avenue Unit B Nashville, TN 37216

Order Number: C-TN892453

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Dominick Joseph Granda, a/k/a Dominick Granda and Hannah McKenzie Byrd, Husband and Wife,** for Zero Dollars ($0.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Dominick Joseph Granda and Hannah McKenzie Byrd , Husband and Wife,** as tenants by the entirety, whose address is 1637 Northview Avenue, Unit B, Nashville, TN 37216, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit B, Homes at 1637 Northview, as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at 1637 Northview, as shown on Exhibit C of the DCCR of record in the Register's Office for Davidson County, Tennessee at 201912270133823, to which reference is hereby made, and being more particularly described as:

Beginning at the southeast corner of Lot 21, Chas. U. Coggins. First Addition, recorded in the Register's Office for Davidson County. Tennessee, at Book 421, Page 21, thence North 06° 36' 33" East 25.00 feet to the Point of Beginning, thence North 82° 50' 35" West 162.29 feet, thence North 06° 36' 33 East 25.00 feet, thence South 82° 50° 36" East 162.35 feet, thence South 06° 44' 30" West 25.00 feet to the point of beginning.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq of the Tennessee Code annotated and its subject to the By-

Laws and charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now of hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record at instrument number 201912270133823, in the Registers Office of Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 072 10 4P 002.00
Street address of property: 1637 Northview Avenue, Unit B, Nashville, TN 37216

Prior Instrument Reference by which Grantor(s) acquired title: instrument 20201105-0129708 in the Register's Office, Davidson County, Tennessee.

Signed this 22 day of July, 2024

Signature of Grantor(s):

Dominick Joseph Granda,
aka Dominick Granda

Hannah McKenzie Byrd

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22 day of July, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Dominick Joseph Granda, aka Dominick Granda and Hannah McKenzie Byrd known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Com Exp 09/02/24

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 072 10 4P 002.00
Street address of property: 1637 Northview Avenue, Unit B, Nashville, TN 37216

Oath of Consideration

Dominick Joseph
I or we, Granda, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 22 day of July, 2024

Signatures of Affiant(s):

Dominick Joseph Granda

Sworn and subscribed before me this 22 day of July, 2024

Notary Public My Com Exp 09/08/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Thuy Nguyen, 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 7/22/2024 (date of document).

Thuy Nguyen
Affiant Signature

7/24/2024
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 24 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

Notary Public State of Florida
Bethany L Presnell
My Commission HH 298273
Expires 8/7/2026

202407250056299