Karen Johnson Davidson County
Batch# 1175916 DEEDQC
08/30/2024 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240830-0066950

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE GRANTORS WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $ 0.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2024.

Notary Public

COMMISSION EXPIRES: May 8, 2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
		081-12-0B-539.00-CO
(Name) **Emily Ann Forsythe**	**Emily Ann Forsythe**	
1352 Rosa L. Parks Blvd #401 Nashville, TN 37208	**1352 Rosa L. Parks Blvd #401 Nashville, TN 37208**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Emily Ann Forsythe and Royce Evan Gracey, wife and husband,** ("Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto**, Emily Ann Forsythe, a married woman** ("Grantee") their heirs, successors and assigns forever, all of Grantor's interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. TH-02, Werthan Lofts IV and V Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener' s Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener' s Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, corrected by Scrivener' s Affidavit of record in Instrument No. 20150205-0011062; amended at Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, and 20150225-0016078, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Emily Forsythe and Royce Evan Gracey, wife and husband, by Quitclaim Deed from Emily Forsythe, an unmarried woman, recorded in Instrument No: 20210920-0125739, Register's Office for Davidson County, Tennessee.

This is Improved Property commonly known as: 1352 Rosa L Parks Blvd #401 Nashville, TN 37208.

The grantor makes no representations or warranties whatsoever with regards to the property or the grantor's interest therein. This conveyance is subject to any and all existing easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the property. The attorney preparing this quitclaim deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title.

IN WITNESS WHEREOF, Emily Ann Forsythe has hereunto set her signature, on this, the 29 day of August, 2024.

Emily Ann Forsythe

Royce Evan Gracey

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 **Emily Ann Forsythe and Royce Evan Gracey**, the Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 29 day of August, 2024.

NOTARY PUBLIC

My commission expires: 01/24/28

MAKAYLA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Certificate of Authenticity

I, Andrew Suzore, 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 August 29, 2024.

Date

Affiant Signature

August 30, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of August, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027