THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1182160 DEEDQC
09/16/2024 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240916-0071323

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 before me, this the 12th day of September, 2024.

Notary Public
My Commission Expires: 05/03/2027

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Nero Living Trust **191 Manchester Avenue** **Nashville, Tennessee 37206**	**Nero Living Trust** **191 Manchester Avenue** **Nashville, Tennessee 37206**	**083-06-0W-001.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alex Jon Valley, unmarried** ("Grantor"), by these presents does hereby Quitclaim and convey unto **Nero Living Trust dated September 12, 2024** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit A, as established in the Declaration of Covenants, Conditions and Restrictions for Homes at 200 Chapel Avenue, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20190725-0073438, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B," to which Master Deed reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Alex Jon Valley by Quitclaim Deed from Charles Wardlaw, of record at Instrument number 20220622-0070768, in the Register's Office for Davidson County, Tennessee, dated June 16, 2022.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **191 Manchester Avenue, Nashville, Tennessee 37206**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 12th day of September, 2024.

GRANTOR:

Alex Jon Valley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of September, 2024, before me personally appeared Alex Jon Valley, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 12th day of September, 2024.

Notary Public
My commission expires: 05/03/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Rolston Peacock, 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 September 12, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 12th day of September, 2024.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of September, 2024.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY