Karen Johnson Davidson County
Batch# 1194258 DEEDQC
10/16/2024 03:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20241016-0080324

This instrument prepared by Reginald Harrion, Esq., for PC Law Associates, LLC, 200 Fleet Street, Suite 6100, Pittsburgh, PA 15220 (Main Office), Tennessee Bar ID: 040700

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Suite 300, Charlotte, NC 28208

Order Number: 108550TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **MARISA LYNN FRANK,** an unmarried woman and **JASON DANIEL HOLLEMAN,** an unmarried man, for Ten Dollars and Zero Cents ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **MARISA LYNN FRANK,** an unmarried woman, whose address is 5811 Morrow Road, Unit A, Nashville, TN 37209, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5811A ON THE PLAN OF 5811 MORROW ROAD TOWNHOUSES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY MASTER DEED OF 5811 MORROW ROAD TOWNHOUSES, OF RECORD IN INSTRUMENT NO. 20150330-0026961 AND IN INSTRUMENT NO. 20150330-0027004, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY- LAWS APPENDED THERETO. REFERENCE IS HEREBY MADE TO THE PLAN OF 5811 MORROW ROAD TOWNHOUSES, SHOWN ON EXHIBIT "B" TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20150330-0026961 AND IN INSTRUMENT NO. 20150330-0027004, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

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



PCL108550TNDQTC01010104

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

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

County Parcel number: 091 06 0O 001.00
Street address of property: 5811 Morrow Road, Unit A, Nashville, TN 37209
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20240909-0069063 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Marisa Lynn Frank, 5811 Morrow Road, Unit A, Nashville, TN 37209

Signed this 9 day of October 24, 2024,

Signature(s) of Grantor(s) (1 of 2):

Marisa Lynn Frank

Marisa Lynn Frank

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 9th day of October, 20 24 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Marisa Lynn Frank**, 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 his/her/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.

Russell Norment

Notary Public

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
October 4, 2027

PCL108550TNDQTC01010204

202410160080324

Signed this 9 day of October, 2024

Signature(s) of Grantor(s) (2 of 2):

Jason Daniel Holleman

Jason Daniel Holleman

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 9th day of October, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Jason Daniel Holleman**, 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 his/her/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.

Russell Norment

Notary Public

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.

My Commission Expires
October 4, 2027

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL108550TNDQTC01010304

OATH OF CONSIDERATION

I or we, Marisa Lynn Frank, 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 Zero Dollars and Zero Cents ($0.00).

Signed this 9 day of October, 2024.

Signatures of Affiant(s):

Marisa Lynn Frank

Sworn and subscribed before me this 9th day of October, 2024.

Notary Public

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
October 4, 2027

PCL108550TNDQTC01010404

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

ALL OF GRANTORS' INTEREST IN CERTAIN LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5811A ON THE PLAN OF 5811 MORROW ROAD TOWNHOUSES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY MASTER DEED OF 5811 MORROW ROAD TOWNHOUSES, OF RECORD IN INSTRUMENT NO. 20150330-0026961 AND IN INSTRUMENT NO. 20150330-0027004, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY- LAWS APPENDED THERETO. REFERENCE IS HEREBY MADE TO THE PLAN OF 5811 MORROW ROAD TOWNHOUSES, SHOWN ON EXHIBIT "B" TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20150330-0026961 AND IN INSTRUMENT NO. 20150330-0027004, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARISA LYNN FRANK AND JASON DANIEL HOLLEMAN, BOTH UNMARRIED, BY WARRANTY DEED DATED NOVEMBER 10TH, 2022, FROM JOHN NESBITT, MARRIED, OF RECORD IN INSTRUMENT NO. 20221114-0120935, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID:091 06 0O 001.00

Commonly known as 5811 A Morrow Road, Nashville, TN 37209
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Book: Page: Instrument: 20240909-0069063 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sandra Temple, 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 10/9/24 (date of document).

Affiant Signature

10/15/24
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 15th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 08-06-2025

NOTARY'S SEAL

AMBER DAWN SALLINGS
Notary Public, State of Texas
Comm. Expires 08-06-2025
Notary ID 133255127