QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1207617 DEEDQC
11/21/2024 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0091079

File #24-PA-2220-P

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 21st DAY OF NOVEMBER, 2024.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tara Lentz	**Same as New Owner**	
(NAME)	(NAME)	
514A Rosedale Avenue		**105 14 0C 011.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY DALE LENTZ AND TERESA S. LENTZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **TARA LENTZ, A MARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2220 on the Plan of THE PARK AT MELROSE TOWNHOMES, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of THE PARK AT MELROSE TOWNHOMES, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575 and Attorney's Certificate recorded in Instrument No. 20070822-0100253, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of THE PARK AT MELROSE TOWNHOMES, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994 as Supplemented in Instrument No. 20070614-0071575 and Attorney's Certificate recorded in Instrument No. 20070822-0100253, for a more complete identification and description of said unit.

Being the same property conveyed to Terry Dale Lentz and Teresa S. Lentz, husband and wife, and Tara Lentz, an unmarried individual, by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20070806-0093048, in the Register's Office of Davidson County, Tennessee, dated July 31, 2007 and recorded on August 06, 2007. The said Tara Lentz having since married.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

This is ____ **unimproved** __X___ **improved** property known as: 2220 Knowles Avenue, Nashville, TN 37204.

Witness my/our hand(s) this the 20 day of November, 2024.

Terry Dale Lentz

Terry Dale Lentz

Teresa S. Lentz

Teresa S. Lentz

STATE OF North Carolina

COUNTY OF Watauga

On this 20 day of November, 2024, before me personally appeared Terry Dale Lentz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of November, 2024.

Robbin Trice

Notary Signature
My commission expires: 5/26/2027

ROBBIN L TRICE
North Carolina Notary Public
Avery County
Commission Expires May 26, 2027

STATE OF North Carolina

COUNTY OF Watauga

On this 20 day of November, 2024, before me personally appeared Teresa S. Lentz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of November, 2024.

Robbin Trice

Notary Signature
My commission expires: 5/26/2027

ROBBIN L TRICE
North Carolina Notary Public
Avery County
Commission Expires May 26, 2027

RETURN TO:
Tara Lentz
514A Rosedale Avenue
Nashville, TN 37211

True Copy Certification

I, **Kaden Roach,** 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 this the 21st day of November, 2024.

Affiant Signature
Date 11/21/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

