Davidson County DEEDQC
Recvd: 02/18/16 15:09 4 pgs
Fees:22.00 Taxes:0.00
20160218-0015604

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 13th day of February, 2016, by and between **Kira Allyce Soldani, who acquired title in error as Kira Alyee Soldani, an unmarried woman,** hereinafter known and referred to as **GRANTOR**, and **Kira Allyce Soldani, an unmarried woman,** whose tax mailing address is 161 Antler Ridge Circle, Nashville, TN 37214, hereinafter known and referred to as **GRANTEE;**

WITNESSETH:

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Unit No. 33 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration'), am ended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the Original Declaration being collectively referred to as the "declaration"), to which reference is hereby made. The easements, restrictive covenants, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Second Supplement appearing at page 4 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same parcel conveyed to Kira Alyee Soldani from Mark A. Simpson, by virtue of a Deed Dated 12/26/2015, Recorded 01/19/2016, as Instrument No. 20160119-0005149 County of Davidson, State of Tennessee.

Assessor's Parcel No: 122-01-0A-444.00-C

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

X _____, who acquired title in error as Kira Alyee

Kira Allyce Soldani, who acquired title in error as Kira Alyee Soldani

Grantor

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 13th day of February, 2016, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Kira Allyce Soldani, who acquired title in error as Kira Alyee Soldani.

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

IN THIS OATH OF VALUE, I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $0.00, to the best of the Grantor's knowledge, information and belief.

Kira Allyce Soldani, who acquired title in error as Kira Alyee Soldani

Grantor

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 15th day of February, 2016, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by Kira Allyce Soldani, who acquired title in error as Kira Alyee Soldani.

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Kira Allyce Soldani
161 Antler Ridge Circle
~~Clarksville~~, Tennessee ~~37040~~
Nashville KAS 37214

Property Owner and Address:
Kira Allyce Soldani
161 Antler Ridge Circle
~~Clarksville~~, Tennessee ~~37040~~
Nashville KAS 37214

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification

I, David Bagwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/27/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES