Return to:
RESOURCE REAL ESTATE
SERVICES, LLC
300 Red Brook Blvd.
Suite 300
Owings Mills, MD 21117
(410) 654-5550
File#DB-17-23460

Bill Garrett Davidson County
Batch# 30028 DEEDQC
11/27/2017 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171127-0120797

PREPARED BY:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 300
Owings Mills, MD 21117

Grantee address:
Nicolas Stephen Jack
940B Strouse Avenue, Nashville,
TN 37206

Quit Claim Deed

SEND TAX BILLS TO:
Nicolas Stephen Jack
940 B Strouse Ave.
Nashville, TN 37206

PARCEL ID#: 072 13 0F 002.00CO

THIS DEED made this 18th day of September, 2017 by and between Carissa Discepolo and Nicholas Jack AKA Nicholas Stephen Jack, of 940B Strouse Avenue, Nashville, TN 37206, parties of the first part, Grantors and Nicholas Stephen Jack, of 940B Strouse Avenue, Nashville, TN 37206, parties of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Zero Dollars and No Cents ($0.00), the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said party of the first part does grant and convey to the said Nicholas Stephen Jack, Sole Owner, in fee simple, all that lot of ground situate in Davidson County, Tennessee, and described as follows, that is to say:

A certain tract or parcel of land in Davidson County, State of Tennessee, described to follows, to wit;

Land in Davidson County, Tennessee, being Unit B, 940 STROUSE AVENUE ROW HOMES, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20140718-0064084, as amended at Instrument No. 20150226-0016826 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

The improvements thereon being commonly known as 940B Strouse Avenue, Nashville, TN 37206.

Being the same lot or parcel of ground which by Deed dated January 15, 2016 and recorded January 15, 2016 among the Land Records of Davidson County, State of Tennessee, in Instrument: 201601150004502, was granted and conveyed by and between David A. Moynan, III, an unmarried man and James A. Weiny, a married man, unto Carissa Discepolo, an unmarried woman and Nicholas Jack, an unmarried man, joint tenants with rights of survivorship.

The Grantee hereby certifies, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by me.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Nicholas Stephen Jack , his/her heirs and assigns forever in fee simple and the said parties of the first part their heirs, assigns and representatives hereby covenant that they are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; and they will forever warrant and defend the title to the same against lawful claims.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will

warrant generally the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand(s) and seal(s) of Grantor and Grantee.

ATTEST:

_____ Carissa Discepolo (Seal)
Carissa Discepolo, Grantor

_____ Nicholas Jack AKA Nicholas Stephen Jack (Seal)
Nicholas Jack AKA Nicholas Stephen Jack, Grantor

OATH OF VALUE

STATE OF TN

COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 0.00.

SWORN AND SUBSCRIBED BEFORE ME THIS 18th day of September, 2017.

Nicholas Stephen Jack
Nicholas Stephen Jack, Affiant

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 18th day of September, 2017, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Carissa Discepolo,* known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

* and Nicholas Jack AKA Nicholas Stephen Jack

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Jana Drury
Notary Public

My Commission expires: 01-29-20

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
January 29, 2020

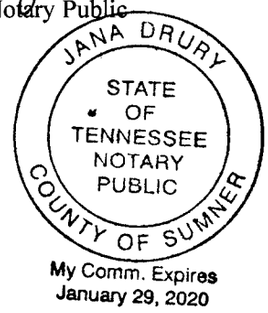
STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 18th day of September, 2017, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Nicholas Stephen Jack known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Jana Drury
Notary Public

My Commission expires: 01-29-20



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True Copy Certification

I, MILLARD S. RUBENSTEIN, 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.

Signature

MILLARD S. RUBENSTEIN

State of Maryland

County of Baltimore

Personally appeared before me, Jeremy Kaufman, a notary public for this county and state MILLARD S. RUBENSTEIN 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: 04-08-2021

Notary' Seal (if on paper)

JEREMY KAUFMAN NOTARY PUBLIC BALTIMORE CITY, MD.

JEREMY KAUFMAN NOTARY PUBLIC BALTIMORE CITY, MD.