Karen Y Johnson Davidson County
Batch# 181742 DEEDQC
01/08/2019 03:11:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190108-0002079

This instrument prepared by:
Leila H. Hale, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

QUITCLAIM DEED

63891277-4805734

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Andrew Steven Cerula et al.	Andrew Steven Cerula et al.	Map/Parcel:
3072 Whitland Crossing Drive	3072 Whitland Crossing Drive	096 09 0B 036.00
Nashville, Tennessee 37214	Nashville, Tennessee 37214	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Andrew Steven Cerula, an unmarried man, and Matthew Cerula, an unmarried man, who acquired title without marital status, tenants in common with right of survivorship** by these presents do hereby quitclaim and convey unto the said **Andrew Steven Cerula, an unmarried man and Paul Cerula, a married man, as tenants in common with right of survivorship**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to change vesting.

This is unimproved ( ) property known as 3072 Whitland Crossing Drive, Nashville, Tennessee 37214

Improved (X)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Attached to and becoming a part of Quitclaim Deed dated: 3/23/18
between **Andrew Steven Cerula, an unmarried man, and Matthew Cerula, an unmarried man, who acquired title without marital status, tenants in common with right of survivorship,** as Seller(s) and **Andrew Steven Cerula, an unmarried man and Paul Cerula, a married man, as tenants in common,** as Purchaser(s).)

Witness our hand this 23 day of March, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew Steven Cerula

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Traci Allison, a Notary Public in and for said County and State, **Andrew Steven Cerula** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 3072 Whitland Crossing Drive Nashville, TN.
this 23 day of March, A.D., 2018.

TRACI ALLISON NOTARY STAMP/SEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2019

Traci Allison
NOTARY PUBLIC
Notary Commission Expires: 2019-07-08

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 23 day of March, 2018.

(Affix Seal)

- Affiant

Traci Allison
Notary Public
My Commission Expires: 7-8-19

TRACI ALLISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2019

(Attached to and becoming a part of Quitclaim Deed dated: March 23 2018 between **Andrew Steven Cerula, an unmarried man, and Matthew Cerula, an unmarried man, who acquired title without marital status, tenants in common with right of survivorship,** as Seller(s) and **Andrew Steven Cerula, an unmarried man and Paul Cerula, a married man, as tenants in common,** as Purchaser(s).)

Witness our hand this 23 day of March, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Matthew Cerula

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Traci Allison, a Notary Public in and for said County and State, **Matthew Cerula** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 3072 Whitland Crossing drive Nashville, TN this 23 day of March, A.D., 2018.

NOTARY STAMP/SEAL

TRACI ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

NOTARY PUBLIC
Notary Commission Expires: 2019-07-08

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

BEING LOT NO. 3072 ON THE PLAN OF DONELSON'S PLACE AS SHOWN ON EXHIBIT "B" TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20070703-0079564, AS AMENDED IN INSTRUMENTS NO. 20070712-9973113, 20070816-0098067 AND 20101026-0085599 AND SCRIVENER'S AFFIDAVIT IN INSTRUMENT NO. 20101112-0091023 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Andrew Steven Cerula and Matthew Cerula, tenants in common with right of survivorship by Deed from Larosa L. Collier, unmarried of record in Document No. 20140930-0089909, said Register's Office.

True Copy Certification

I, Betsy Lanzotti, 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

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne