Karen Johnson Davidson County
Batch# 196018 DEEDQC
02/15/2019 03:59:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190215-0014369

QUITCLAIM DEED

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 15 DAY OF February 19

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021 RACHEL WILSON

THIS INSTRUMENT WAS PREPARED BY

Kaz Sermsai
511 Griffin Circle
Hermitage, TN 37076

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kaz Sermsai	**Same as New Owner**	
(NAME)	(NAME)	
511 Griffin Circle		**064160E03600CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Daniel Sermsai, unmarried,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Kaz Sermsai, unmarried**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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 36, Building 10, Townhomes of Truxton Village, Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions, of record in Inst. No. 20061025 0132475, and amended at Inst. No. 20061106 0137656, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kaz Sermsai and Daniel Sermsai, of record in 20100629 0050586, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **511 Griffin Circle, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 8th day of NOVEMBER, 2018.

Daniel Sermsai

STATE OF FLORIDA

COUNTY OF Hillsborough

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

Witness my hand and official seal, this the 8 of November, 2018.

Notary Public
My Commission Expires: 2/1/22
(SEAL)

Nelson Ferreira
Notary Public
State of Florida
My Commission Expires 02/01/2022
Commission No. GG 181913

RETURN TO:

Rudy Title and Escrow
2012 21st Ave S
Nashville, TN 37212
615.383.2903

True Copy Certification

I, Laura Mitchell, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY