Karen Johnson Davidson County
Batch# 245087 DEEDQC
06/18/2019 12:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190618-0058638

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE

Stephanie Coker
Affiant

Subscribed and sworn to before me this 5th day of June, 2019.

Christy Michelle Jones
Notary Public

My Commission Expires

CHRISTY MICHELLE JONES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY MY COMMISSION EXPIRES 2-27-2021

This Instrument Was Prepared By:
David L. King, Attorney, 1201A 7th Avenue North; Nashville, Tennessee 37208
Based on Information provided by the Register's Office for Davidson County, Tennessee

Address New Owner:
Johannes T. Dekker
1020 Mitchell Road
Nashville, Tennessee 37206

Send Tax Bills to:
Mortgagee

Map-Parcel Number:
083 08 0 070.00

MORTGAGEE:
Wells Fargo Bank, NA
2701 Wells Fargo Way
Minneapolis, MN 55467

KNOW ALL MEN BY THESE PRESENTS that I, **MONICA C. DEKKER**, hereinafter called the Grantor, for and in consideration of the sum of zero dollars, and pursuant to a final decree of divorce, that being Case #18D-1266 in the Fourth Circuit Court for Davidson County, Tennessee, have bargained and hereby remise, release and forever quitclaim whatever right, title and interest, including any marital interest, in and to the following described property to Johannes T. Dekker, hereinafter called the grantee, his heirs and assigns, the property being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 118 of Rosewood Heights Subdivision, Section III, of record in Plat Book 2133, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. Said Lot No. 118 fronts 83 feet on the southwesterly margin of Mitchell Road and Extends back 185.3 feet on the westerly line and 187 feet on the southeasterly line to a dead line in the rear, measuring 42.5 feet thereon.

Being the same property conveyed to Matthew V. Baldwin and wife, Angelia R. Baldwin by deed from United Guaranty Residential Insurance Company of record in Instr. 20020614-0072385, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johannes T. Dekker and wife, Monica C. Dekker through marital interest on July 06, 2012, by warranty deed of record in Instr. 20120706-0059514, Register's Office for Davidson County, Tennessee.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is improved property known as 1020 Mitchell Road, Nashville, Tennessee, Davidson County, 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE IS SUBJECT TO: 1) Taxes which have assumed by Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

In witness whereof, Monica C. Dekker has signed and executed this quitclaim deed on this day and date below:

MONICA C. DEKKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*SEE ATTACHED NOTARY

Personally appeared before me,_____, a Notary Public in and for said County and State, the within named Monica C. Dekker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this ___ day of June, 2019.

_____
NOTARY PUBLIC

My Commission Expires:_____
(SEAL)

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 06/05/19 before me, Albert Woo, Notary Public, personally appeared

MONICA C. DEKKER,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature (Notary Public Seal)

ALBERT WOO
Notary Public - California
Los Angeles County
Commission # 2173547
My Comm. Expires Nov 24, 2020

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
(Title or description of attached document)

QUITCLAIM DEED

Number of Pages 2 Document Date 06/05/19

CAPACITY CLAIMED BY THE SIGNER

- ☑ Individual(s)
- ☐ Corporate Officer (Title)_____
- ☐ Partner(s)
- ☐ Power of Attorney
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- Securely attach this document to the signed document with a staple.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.

- ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
- ❖ Indicate title or type of attached document, number of pages and date.
- ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2021

Notary's Seal:

