PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 261094 DEEDQC
07/23/2019 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $229.40
20190723-0072373

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0603

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kasey E Mircea, unmarried	Mr. Cooper	Map: 034030B70700CO
(NAME) 707 Churchill Crossing	(NAME) P.O. Box 612488	
(ADDRESS) Madison, TN 37115	(ADDRESS) Dallas, TX 75261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EMIL A. MIRCEA AND WIFE, VALENTINA MIRCEA,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KASEY E. MIRCEA, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 707, Phase 5, Building 7, Churchill Crossing Condominium, Master Deed of record in Book 7792, Page 915, and amended in Instrument No. 20050829-0103075, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property. Description taken from Location Plan in said Master Deed and Phase Plan in said Amendment.

Being the same property conveyed to Emil A. Mircea and wife, Valentina Mircea, by deed from William D. Castleman, Trustee, of record in Instrument No. 20070123-0009441, dated January 3, 2007, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Emil A. Mircea and wife, Valentina Mircea, to Joseph B. Pitt, Jr., Trustee, for OneWest Bank, FSB, dated June 17, 2013, and filed for record in Instrument 20130627-0066173, Register's Office for said County, with an unpaid principal amount of approximately $62,000.00, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is improved property, known as 707 Churchill Crossing, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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.

Witness our hands this 23rd day of July, 2019.

Emil A. Mircea

Valentina Mircea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emil A. Mircea and Valentina Mircea, 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.

Witness my hand and official seal this, 23rd day of July, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.