AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190035040LD

Karen Johnson Davidson County
Batch# 275405 DEEDQC
08/22/2019 11:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190822-0084588

THIS DOCUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 147 06 0 119.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 15 day of August, 20 19, by and between **Jennifer Kay Kiermaier F/K/A Jennifer Kay Etheridge, a married woman, joined in execution by her spouse Thomas Kiermaier**, a mailing address of 4824 Milner Dr, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Jennifer Kay Kiermaier and Thomas Kiermaier, wife and husband, as tenants by the entirety**, a mailing address of 4824 Milner Dr, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 4824 Milner Dr, Nashville, TN 37211

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Jennifer Kay Etheridge, from Kevin Daniel Rucker, unmarried in a prior Deed recorded under Instrument Number 20060914-0113938, recorded on 09/14/2006 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jennifer Kay Kiermaier

F/K/A Jennifer Kay Etheridge

Thomas Kiermaier

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Jennifer Kay Kiermaier F/K/A Jennifer Kay Etheridge and Thomas Kiermaier, the within named Grantor, 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 seal, at office in Nashville TN, this 15 day of August, 2019.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

F/K/A

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 15 day of August, 2019.

Ella K Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
Jennifer Kay Kiermaier and Thomas Kiermaier
4824 Milner Dr
Nashville, TN 37211

Name and address of property owner:
Jennifer Kay Kiermaier and Thomas Kiermaier
4824 Milner Dr
Nashville, TN 37211

LEGAL DESCRIPTION

The following described real property in the City of Nashville, County of DAVIDSON, State of TN:

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Revised Plan of Caldwell Hall, Section 1, of record in Book 2900, Pages 57-59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Parcel/APN/Tax ID: 147 06 0 119.00

True Copy Certification

I, **Jennifer Terranova**, 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.

Jennifer Terranova
Signature

State of New York
County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature
My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022