Recordation Requested By / Return To:

WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1310367TN

Karen Johnson Davidson County
Batch# 284580 DEEDQC
09/12/2019 08:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190912-0092309

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

Tax ID No.: 117030A04000CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 6 day of Sept., 2019, by and between **Peter A. Madden, a married man, joined in execution by his spouse Lisa Chow Madden**, a mailing address of 3000 Apt 40 Hillsboro Pike, Nashville, TN 37215, hereinafter referred to as Grantor(s) and **Peter A. Madden and Lisa Chow Madden, husband and wife, as tenants by the entirety**, a mailing address of 3000 Apt 40 Hillsboro Pike, Nashville, TN 37215, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 40 ON THE PLAN OF VERSAILLES APARTMENTS, OF RECORD IN PLAT BOOK 5050, PAGE 80, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH IS A CONDOMINIUM PLAT, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID Number: 117030A04000CO
Also known as: 3000 Apt 40 Hillsboro Pike, Nashville, TN 37215

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

This being the same property conveyed to Peter A. Madden by deed from James J. Madden and wife, Patricia M. Madden Dated March 19, 2016 and Recorded March 24, 2016 under as Instrument No. 20160324-0027936 of the Davidson County, TN Recorder's Office.

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.

Peter A. Madden

Peter A. Madden

Lisa Chow Madden

Lisa Chow Madden

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Peter A. Madden and Lisa Chow Madden, 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 10 day of September, 2019.

Jana Drury

Notary Public
My Commission expires: 01-29-20

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm Expires January 29, 2020

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.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 6 day of September, 2019.

Notary Public
My Commission Expires: 01-29-20

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Name and address for person(s) responsible for taxes:
Peter A. Madden and Lisa Chow Madden
3000 Apt 40 Hillsboro Pike
Nashville, TN 37215

Name and address of property owner:
Peter A. Madden and Lisa Chow Madden
3000 Apt 40 Hillsboro Pike
Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).