AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190048906LD

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

Karen Johnson Davidson County
Batch# 300183 DEEDQC
10/14/2019 09:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191014-0104846

Tax ID No.: 072 04 0 191.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 28 day of September 20 19, by and between **John Matthew Wuerdeman, an unmarried man and John Milton Wuerdeman, a married man, as tenants in common with rights of survivorship**, a mailing address of 1312 Sunnymeade Dr, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **John Matthew Wuerdeman, an unmarried man**, a mailing address of 1312 Sunnymeade Dr, Nashville, TN 37216, 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: 1312 Sunnymeade Dr, Nashville, TN 37216

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

Being the same property conveyed to John Matthew Wuerdeman, an unmarried man and John Milton
Wuerdeman, a married man, as tenants in common with rights of survivorship from Jason Duke and Lisbeth Duke, husband and wife in a prior Deed recorded under Instrument Number 20170503-0043710, recorded on 05/03/2017 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).

Executed on this 28 day of September, 2019.

John Matthew Wuerdeman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, John Matthew Wuerdeman, 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, this 28 day of September, 2019.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Executed on this 25th day of September, 2019.

John Milton Wuerdeman

John Milton Wuerdeman

STATE OF Mississippi
COUNTY OF Lafayette

Personally appeared before me, the undersigned notary public of the aforesaid County and State, John Milton Wuerdeman, 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 Oxford, MS, this 25th day of September, 2019.

Raquel Burgos Liles
Notary Public
My Commission expires: Oct 28, 2022

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 125895 RAQUEL BURGOS LILES Commission Expires Oct. 28, 2022 LAFAYETTE COUNTY

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

VALUATION AFFIDAVIT

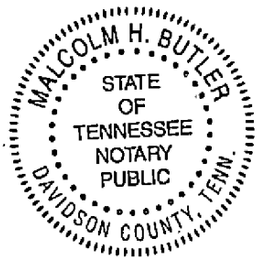
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant - **John Matthew Wuerdeman**

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 28 day of September, 2019.

Malcolm H. Butler
Notary Public
My Commission Expires: 9-7-2020



Name and address for person(s) responsible for taxes:
John Matthew Wuerdeman
1312 Sunnymeade Dr
Nashville, TN 37216

Name and address of property owner:
John Matthew Wuerdeman
1312 Sunnymeade Dr
Nashville, TN 37216

LEGAL DESCRIPTION

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

Land in Davidson County, Tennessee, being Lot No. 55 and the westerly 1/2 of Lot No. 56, Block "A", on the map of Re-Subdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, as shown on plat of record in Plat Book 974, pages 56 and 57, in the Register's Office for Davidson County, Tennessee.

Being the same parcel conveyed to John Matthew Wuerdeman and John Milton Wuerdeman from Jason Duke and Lisbeth Duke, by virtue of a deed dated 4/28/2017, recorded 5/3/2017, as Instrument No. 200170503-0043710 County of Davidson , State of Tennessee.

Parcel/APN/Tax ID: 072 04 0 191.00

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