AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190050315BA

Karen Johnson Davidson County
Batch# 327421 DEEDQC
12/10/2019 10:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191210-0127254

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

Tax ID No.: 130 09 0 117.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 11th day of November, 2019, by and between **Adam A. Diskin, an unmarried man and Hilary G. Diskin, an unmarried woman, who acquired title as husband and wife**, a mailing address of 1229 Nichol Ln, Nashville, TN 37205, hereinafter referred to as Grantor(s) and **Hilary G. Diskin, an unmarried woman**, a mailing address of 1229 Nichol Ln, Nashville, TN 37205, 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: 1229 Nichol Ln, Nashville, TN 37205

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

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20120724-0064788, recorded on 07/24/2012 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 11th day of November, 2019.

Adam A. Diskin

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Adam A. Diskin, 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 11th day of November, 2019.

Mary C. Bakey
Notary Public
My Commission expires: 4/18/23

MARY C BAKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Executed on this 11th day of November, 2019.

Hilary G Diskin
Hilary G. Diskin

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Hilary G. Diskin, 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 11th day of November, 2019.

Mary C. Bakey
Notary Public
My Commission expires: 4/18/23

MARY C BAKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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.

Hilary G. Diskin
Affiant - **Hilary G. Diskin**

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 14th day of November, 2019.

Mary C. Bakey
Notary Public
My Commission Expires: 4/18/23

MARY C BAKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Name and address for person(s) responsible for taxes:
Hilary G. Diskin
1229 Nichol Ln
Nashville, TN 37205

Name and address of property owner:
Hilary G. Diskin
1229 Nichol Ln
Nashville, TN 37205

LEGAL DESCRIPTION

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. I on the Consolidation Plat of the Si man Property, of Record as Instrument No. 2007081S--009n32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to SCOTT F. SIMAN AND JUDITH A. SIMAN, by deed from PAUL D. BOWER AND WIFE, SARAH D. BOWER, of record as Instrument No. 20020802-0092947, dated July 24, 2002, said Register's Office. Then being further conveyed to SCOTT F. SIMAN. by Quitclaim Deed from JUDITH A. SIMAN, of record as Instrument No. 20040909-0109123, dated August 20, 2004, said Register's Office. Being the same property conveyed to SCOTT SIMAN, by deed from ANTHONY J. MORREALE, JR. AND WIFE, KAYE. MORREALE, of record as Instrument No. 2006061S--0071648, dated June 12, 2006, said Register's Office. And further being the same property conveyed to SCOTT F. SIMAN, MARRIED, by deed from ELEANOR BISHOP HALLORAN, TRUSTEE OF THE ELEANOR BISHOP HALLORAN REVOCABLE LIVING TRUST *U/A/D* JANUARY 24, 2003, of record as Instrument No. 20061121-0144719, dated November IS, 2006, said Register's Office.

Parcel/APN/Tax ID: 130 09 0 117.00

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