Karen Johnson Davidson County
Batch# 329411 DEEDQC
12/13/2019 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191213-0128798

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219
615.238.6393

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
I'Ashea Lynnae Myles 492 Summit Oaks Drive Nashville, Tennessee 37221	Gardner Financial Service, LTD Dba Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TN 78231	128160B02000CO

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, BRYAN DAVID DIHIGO, with full power without joinder of any beneficiary, by these presents do hereby remise, release and forever quitclaim all right, title and interest in and to the following described property unto I'ASHEA LYNNAE MYLES, unmarried, her heirs and assigns, the following described tract of parcel of land situation in Davidson County, Tennessee as described in Exhibit A.

Being the same property conveyed to I'Ashea Myles Dihigo by warranty deed from Jonathan Golczynski and Jill Golczynski, husband and wife, of record in instrument number 20190409-0032095, Davidson County Register's Office.

The attached legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 21st day of NOVEMBER, 2019.

BRYAN DAVID DIHIGO

COREY KONKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Corey Konkle, a Notary Public in and for said County and State, aforesaid, personally appeared BRYAN DAVID DIHIGO the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Nashville, Davidson County, Tennessee, this 21st day of Nov, 2019.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $-0-.

Courtney L. Lutz
Affiant

Sworn to and subscribed before me
This 26th day of November, 2019.

KAY M. PENNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Kay M Penny
Notary Public

My Commission Expires: _____

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Summit Oaks, Phase Two of record in Instrument No. 20040112-0004661, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Golczynski and Jill Golczynski, husband and wife, by Warranty Deed from Seoung Shin, unmarried and Young Shin, unmarried, dated April 10, 2015 and recorded on April 13, 2015 of record in Instrument No. 20150413-0032517, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan. This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20040112-0004661, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument. No. 20040116-0006770, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Jonathan Golczynski by Jill Golczynski pursuant to a Power of Attorney executed by him on the 3rd day of April, 2019, of record in Instrument No. 20190409-0032094 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to I'Ashea L. Myles, married woman, by warranty deed from Johnathan Golczynski and Jill Golczynski, husband and wife, of record in instrument number 20190409-0032095, Davidson County Register's Office.

Certificate of Authenticity

I, Andrea P. Perry, 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.

Andrea P. Perry
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly S Jarratt
Notary's Signature

My Commission Expires: 01-06-20

Notary's Seal (If on paper)

KIMBERLY S. JARRATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY