RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

This instrument prepared by:
Leila H. Hale, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 360384 DEEDQC
02/19/2020 12:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200219-0018470

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Sara Werner
1010 Lawrence Avenue
Nashville, TN 37204

MAIL TAX STATEMENT TO:
Sara Werner
1010 Lawrence Avenue
Nashville, TN 37204

MAP PARCEL NUMBERS:
Map/Parcel:
105-13-0-166.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Sara Werner and Franck Costa Reis, wife and husband** by these presents do hereby quitclaim and convey unto the said **Sara Werner, a married woman, as her sole and separate property**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to add spouse to title.

This is unimproved ( ) property known as 1010 Lawrence Avenue, Nashville, TN 37204
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 14TH day of February, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sara Werner

Franck Costa Reis

ACKNOWLEDGMENT

STATE OF California)

COUNTY OF Marin) ss

Personally appeared before me, Michael Judson, a Notary Public in and for said County and State, **Sara Werner and Franck Costa Reis** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Larkspur, CA this 14th day of February, A.D., 2020.

NOTARY STAMP/SEAL

HUB1 MICHAEL JUDSON COMM. # 2289558 NOTARY PUBLIC- CALIFORNIA MARIN COUNTY My Comm. Expires June 19, 2023 HUB1

NOTARY PUBLIC
Notary Commission Expires: 6/19/23

AFFIDAVIT OF VALUE

STATE OF California)
COUNTY OF Marin)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 14th day of February, 2020.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 6/19/23

HUB1 MICHAEL JUDSON COMM. # 2289558 NOTARY PUBLIC- CALIFORNIA MARIN COUNTY My Comm. Expires June 19, 2023 HUB1

Witness our hand this 14TH day of February, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sara Werner

Franck Costa Reis

ACKNOWLEDGMENT

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COUNTY OF Marin) ss

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EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST ONE-HALF OF LOT NO. 6 ON THE PLAN OF MCALLISTER PROPERTY, OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Sara Werner and Franck Costa Reis, wife and husband by Deed from Holly A. Williams and Christopher G. Coleman, wife and husband of record in Document No. 20190524-0049393, said Register's Office.

Tennessee Certification of Electronic Document

I, Kathy Fairchild, 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.

Signature

State of California

County of Santa Clara

Personally appeared before me, B. Smith, a notary public for this county and
Notary's Name

state, Kathy Fairchild, who acknowledges that this certification of an electronic
Signer's Name

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

Notary Signature

MY COMMISSION EXPIRES: 10/19/22

NOTARY'S SEAL

B. SMITH
Notary Public - California
Santa Clara County
Commission # 2259152
My Comm. Expires Oct 19, 2022

(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).