Karen Johnson Davidson County
Batch# 362606 DEEDQC
02/25/2020 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200225-0020468

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me
This 7th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 1-2-22

ADDRESS OF NEW OWNER:
Amanda Sotiriadis
1840 Amesbury Lane
Nashville, TN 37221

SEND TAX BILLS TO:
Owner

Map/Parcel 141050A62900CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Aaron Sotiriadis, (herein, "Grantor")** hereby conveys all of his right title and interest to the hereinafter described property to **Amanda Sotiriadis, (herein, "Grantee"), her heirs, successors and assigns**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 629, on the Plan of Avondale Park, Phase 3, Section 3 of record in Instrument No. 20170324-0028914 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Sotiriadis and Aaron Sotiriadis, wife and husband by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 3/12/2018, of record in Instrument No. 201803130023709, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to grantee.

AARON SOTIRIADIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Aaron Sotiriadis**, with whom I am personally acquainted, the bargainor, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 17th day of February, 2020.

Notary Public

My Commission Expires: 7/9/22

JILL L. SWEEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 641106

File #641106

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

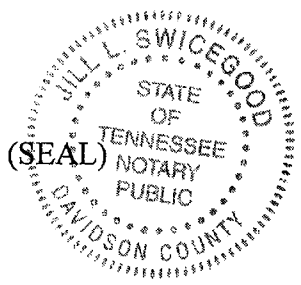
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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