Karen Johnson Davidson County
Batch# 391140 DEEDQC
04/24/2020 11:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200424-0043225

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2020.

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Kenneth Sirls, Cynthia Sirls, and Jessica Sirls 1022 Acklen Avenue Nashville, TN 37203	New Owner KEN SIRLS 810 ENCANTO ST. CORONA, CA. 92881	105-09-0-331.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH SIRLS AND CYNTHIA SIRLS, HUSBAND AND WIFE** ("Grantor"), by these presents, do hereby quitclaim and convey unto **KENNETH SIRLS AND CYNTHIA SIRLS, HUSBAND AND WIFE, AND JESSICA SIRLS, AN UNMARRIED WOMAN,** and their heirs, successors and assigns ("Grantees"), all of Grantors' rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the West 41 feet of Lot No. 46, of Block 20, as shown on the map entitled A.V. Jones Subdivision, of record in Book 57, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 46 fronts 41 feet on the North side of Acklen Avenue, formerly Prospect Avenue, and runs back between parallel lines and along the East margin of 11th Avenue South, 150 feet to an alley.

Being the same property conveyed to KENNETH SIRLS AND CYNTHIA SIRLS, HUSBAND AND WIFE, by Deed from 1022 ACKLEN REAL ESTATE JOINT VENTURE, recorded on January 13, 2020, in Instrument No: 20200113-0004580, said Register's Office for Davidson County, Tennessee.

This is improved property known as: **1022 Acklen Avenue, Nashville, TN 37203**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

Witness our hands this 8th day of April, 2020, the bargaining party, having caused our names to be signed hereto on said day and date.

GRANTORS:

C S.

KENNETH SIRLS

CYNTHIA SIRLS

STATE OF _____)
)
COUNTY OF _____)

Please see attached certificate

On this _____ day of _____ in the year _____, before me, the undersigned Notary Public, personally appeared, **KENNETH SIRLS AND CYNTHIA SIRLS**, the within named bargainors, known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 2020

_____
Notary Public

My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On April 8, 2020 before me, C. Sirls, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Kenneth James Sirls
Name(s) of Signer(s)
Cynthia Lynn Sirls,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. SIRLS
Notary Public - California
Riverside County
Commission # 2316356
My Comm. Expires Jan 13, 2024

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed Document Date: April 8, 2020
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kenneth Sirls
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☑ Other: Grantor
Signer Is Representing: _____

Signer's Name: Cynthia Sirls
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☑ Other: Grantor
Signer Is Representing: _____

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This attached document bears the embossed notary seal

True Copy Certification

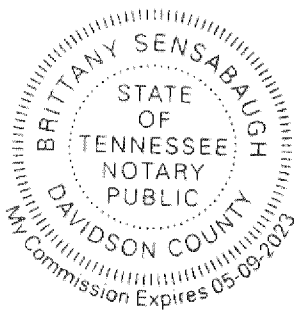
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23