Karen Johnson Davidson County
Batch# 421112 DEEDQC
06/19/2020 12:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200619-0065403

QUITCLAIM DEED

MAIL RECORDED DEED TO:

PAUL SKARVINKO
JENNIFER STEMM
1820 14TH AVENUE N B
NASHVILLE, TN 37208

OWNER (SEND TAX BILLS TO):

PAUL SKARVINKO
JENNIFER STEMM
1820 14TH AVENUE N B
NASHVILLE, TN 37208

Filed CF. TN-1103648

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PAUL SKARVINKO, an unmarried man (herein, "Grantor"), whose address is 1820 14th Avenue N B, Nashville, TN 37208, hereby bargains, sells, remises, releases, quit claims and conveys to PAUL SKARVINKO, an unmarried man, and JENNIFER STEMM, an unmarried woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1820 14th Avenue N B, Nashville, TN 37208, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1820 14th Avenue N B, Nashville, TN 37208

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 15 day of May, 2020.

PIN NO: 081 07 4F 001.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

PAUL SKARVINKO

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, PAUL SKARVINKO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of May, 2020

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-6-2024

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is Transfer $0.

Grantee:

Grantee signature: _____
PAUL SKARVINKO

Subscribed and sworn to under oath before me, this 15 day of May, 2020 by PAUL SKARVINKO.

[Affix Notary Seal]

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-6-2024

Grantee:

Grantee signature: _____
JENNIFER STEMM

Subscribed and sworn to under oath before me, this 15 day of May, 2020 by JENNIFER STEMM.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-6-2024

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

BEING UNIT 1820B OF 1820 14TH AVE HOMES ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20170918-0095397 AND AMENDED IN INSTRUMENT NO. 20171206-0124676 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ON EXHIBIT B TO MASTER DEED AS AMENDED FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed by Instrument No. 20180817-0081766 on August 17, 2018.

PIN NO: 081 07 4F 001.00

STREET ADDRESS:

1820 14th Avenue N B, Nashville, TN 37208

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires. 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY