Karen Johnson Davidson County
Batch# 423206 DEEDQC
06/22/2020 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200622-0066972

SEND TAX BILLS TO:
Address of New Owner:
Stephanie Studtmann
305B Gatewood Avenue
Nashville, TN 37207

PREPARED BY:
Tennessee Title Services LLC
547 N. Mt. Juliet Rd, Ste 100
Mt. Juliet, TN 37122

Parcel ID: 071-11-0-194.00

Quitclaim Deed

Property Address: 305 B Gatewood Ave., Nashville, TN 37207

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of an kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **STEPHANIE STUDTMANN, UNMARRIED AND JEFFREY KUSHNIR, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL ITS RIGHT, TITLE AND INTEREST UNTO, **STEPHANIE STUDTMANN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being the Westerly one half of Lot No. 52 on the plan of Trinity Heights, and shown on plan of record in in Plat Book 161, Page 38 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephanie Studtmann, unmarried and Jeffrey Kushnir, unmarried, as joint tenants with the right of survivorship by Warranty Deed dated May 6, 2013 from Emily Cashion, unmarried, and filed of record on May 7, 2013 in Instrument No. 20130507-0045989, Register's Office for Davidson County, Tennessee.

Witness our hand this 19 day of June, 2020.

Stephanie Studtmann

Stephanie Studtmann

Jeffrey Kushnir

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Stephanie Studtmann and Jeffrey Kushnir,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 19 day of June, 2020.

Notary Public
My Commission Expires:

Douglas R. Sipes
Commission Expires
03-08-2021

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stephanie Studtmann
(Affiant)

Sworn to and subscribed before me this 19 day of June, 2020.

Notary Public
My commission expires:

Douglas R. Sipes
Commission Expires
~~03-08-2021~~

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Jennifer Pennell**, 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.

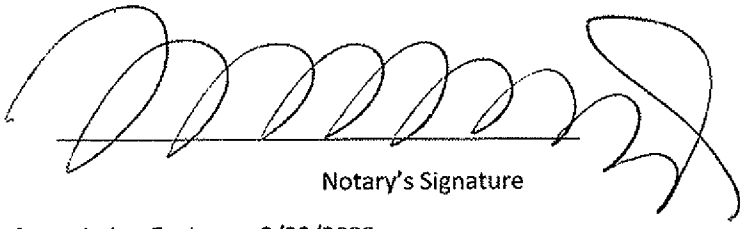


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

