Karen Johnson Davidson County
Batch# 432021 DEEDQC
07/07/2020 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200707-0073214

Name and Address of New Owner:
Christopher Adam Nickas and Allison Nickas
5332 Old Village Road
Nashville, TN 37211

Send Tax Bills To:
Citizens One Home Loans
PO Box 2800
Glen Allen, VA 23058-2800

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 161-10-0B-132.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Adam Nickas and Alison Randgaard nka Alison Nickas** "the Grantors," convey and quitclaim unto **Christopher Adam Nickas and Alison Nickas, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County. Tennessee, being Lot 131, Plan of Village of Brentwood, Phase Ten-A, as shown on plat of record in Plat Book 7900, page 313, and corrected in Book 8542, Page 973, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Adam Nickas, an unmarried man and Alison Randgaard, an unmarried woman by Deed dated September 4, 2015 from Zebulun Alan Macer, recorded September 11, 2015, in Instrument Number 20150911-0092509, in the Register's Office for Davidson County, Tennessee.
>
> The said Alison Randgaard having since married and now being known as Alison Nickas.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30th day of June, 2020.

Adam Nickas

Alison Randgaard nka Alison Nickas

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Adam Nickas and Alison Randgaard nka Alison Nickas, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. This document was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

WITNESS my hand and official seal this 30th day of June, 2020.

Notary Public

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of June, 2020.

Notary Public

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021