Karen Johnson Davidson County
Batch# 433424 DEEDQC
07/09/2020 08:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200709-0074312

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JENNIFER L. KOMOLL
MICHAEL S. KOMOLL
4005 NEBRASKA AVENUE
NASHVILLE, TN 37209

OWNER (SEND TAX BILLS TO):

JENNIFER L. KOMOLL
MICHAEL S. KOMOLL
4005 NEBRASKA AVENUE
NASHVILLE, TN 37209

CF: TN: 1138716

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, JENNIFER L. KOMOLL, TRUSTEE, under THE JENNIFER L. KOMOLL DECLARATION OF TRUST dated June 20, 2007 (herein, "Grantor"), whose address is 4005 Nebraska Avenue, Nashville, TN 37209, hereby bargains, sells, remises, releases, quit claims and conveys to JENNIFER L. KOMOLL and MICHAEL S. KOMOLL, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 4005 Nebraska Avenue, Nashville, TN 37209, 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: 4005 Nebraska Avenue, Nashville, TN 37209

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 12 day of JUNE, 2020

PIN NO: 103 04 0 409.02

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

GRANTOR:

THE JENNIFER L. KOMOLL DECLARATION
OF TRUST dated June 20, 2007

JENNIFER L. KOMOLL, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JENNIFER L. KOMOLL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of THE JENNIFER L. KOMOLL DECLARATION OF TRUST, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 12 day of June, 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: Nov 8 2022

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Jennifer L. Komoll
JENNIFER L. KOMOLL

Subscribed and sworn to under oath before me, this 12 day of JUNE, 2020 by JENNIFER L. KOMOLL.

[Affix Notary Seal]

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: Nov 8 2022

Grantee:

Grantee signature: Michael S. Komoll
MICHAEL S. KOMOLL

Subscribed and sworn to under oath before me, this 12 day of JUNE, 2020 by MICHAEL S. KOMOLL.

[Affix Notary Seal]

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: Nov 8 2022

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NO. 47 ON THE PLAN OF THE WEST END ANNEX, OF RECORD IN PLAT BOOK 332, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER L. KOMOLL, TRUSTEE OF THE JENNIFER L. KOMOLL DECLARATION OF TRUST DATED JUNE 20, 2007 BY DEED FROM ASPEN CONSTRUCTION, LLC AS OF RECORD IN RECORD BOOK 201804090033121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 Book as Instrument No. 20180409-0033121 on April 9, 2018.

PIN NO: 103 04 0 409.02

STREET ADDRESS:

4005 Nebraska Avenue, Nashville, TN 37209

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.

20-034614 (JL)

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 Commission Expires June 15, 2021 PEARL RIVER COUNTY