Karen Johnson Davidson County
Batch# 438218 DEEDQC
07/15/2020 11:32:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200715-0077437

This Instrument Prepared by:
FRANK E. MONDELLI, JR.
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Jason M. Simanek	Same	Map 136-13
805 Goodwin Court		Parcel 113
Nashville, TN 37217		

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, **JUANITA SIMANEK,** by these presents does hereby transfer, convey and quit claim unto **JASON SIMANEK,** and his heirs, successors and assigns, all right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 22 on the Plan of Edge-O-Lake Section 20-A of record in Plat Book 5200, Page 183, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jason M. Simanek and wife Juanita Simanek from Rachael D. Poff and Patricia Fonner, by warranty deed of record in instrument no 20080930-0099002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restriction and easements of record.

This is improved property, known as 805 Goodwin Court, Nashville, TN 37217

Witness my hand this 9th day of July, 2020.

JUANITA SIMANEK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, **JUANITA SIMANEK,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 2020.

KEROLLOS METYIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kerollos Metyis
NOTARY PUBLIC
My Commission Expires: 1/3/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Jasper Simanek
AFFIANT

Sworn to and subscribed before me this 15 day of July, 2020.

Frank E. Mondelli, Jr.
NOTARY PUBLIC

My Commission Expires: 5-02-2022

FRANK E. MONDELLI, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 2, 2022