UNIS 1156734
After Recording Return to:

Unisource
2530 Red Hill Ave, Ste 110
Santa Ana, CA 92705

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Karen Johnson Davidson County
Batch# 444637 DEEDQC
07/28/2020 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200728-0082454

Map & Parcel:
133 08 0 046.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i)}
[this deed is being executed to update name and add spouse to title]

New Owner/ Property Being Conveyed
Ethan Kaiser
Julie Kaiser
212 Nunley Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 10 day of July, 2020, between ETHAN KAISER, also known as Ethan William Kaiser, a now married man joined by his wife, JULIE KAISER, residing at 212 Nunley Drive, Nashville, TN 37211, collectively hereinafter referred to as "**Party of the First Part**" and ETHAN KAISER and JULIE KAISER, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 106 ON THE PLAN OF VALLEY VIEW MEADOWS, SECTION THREE, OF RECORD IN PLAN BOOK 3700, PAGE 93, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 106, WHICH IS A CORNER LOT, FRONTS 75 FEET ON THE NORTHERLY MARGIN OF NUNLEY DRIVE AND FRONTS 95 FEET ON THE WESTERLY MARGIN OF CATHY-JO DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 115.83 FEET ON THE WESTERLY LINE AND 83.25 FEET ON THE NORTHERLY LINE TO A POINT OF INTERSECTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED FROM SAMMIE L. WEAKLEY, A SINGLE WOMAN TO ETHAN WILLIAM KAISER, UNMARRIED MAN, BY DEED DATED MAY 16, 2017 AND RECORDED MAY 18, 2017 IN INSTRUMENT NO. 20170518-0049301 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 212 Nunley Drive, Nashville, TN 37211
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

ETHAN KAISER,
also known as Ethan William Kaiser

JULIE KAISER

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 10 day of July, 2020, before me personally appeared ETHAN KAISER, also known as Ethan William Kaiser and JULIE KAISER to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires
July 19, 2022

NOTARY PUBLIC

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires:_____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

ETHAN KAISER,
also known as Ethan William Kaiser

JULIE KAISER

Subscribed and sworn to before me this 10 day of July, 2020.

My Commission Expires
July 19, 2022

NOTARY PUBLIC

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires:_____

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I,____Erika Olivo_____, 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 executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Erika Olivo_____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ESTHER L. HINOSTROZA
Notary Public - California
Orange County
Commission # 2214485
My Comm. Expires Sep 16, 2021

Notary's Signature

My Commission Expires:_____
Notary' Seal (if on paper)