Karen Johnson Davidson County
Batch# 490531 DEEDQC
10/06/2020 01:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201006-0115769

THIS INSTRUMENT PREPARED BY:
Vantage Point Title
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Heather Jean Ambrefe
2812 Colonial Circle
Nashville, Tennessee 37214

New Owner(S) Address &
Mail Tax Statements To:
Heather Jean Ambrefe
2812 Colonial Circle
Nashville, Tennessee 37214

Property Tax ID#: 096-05-0-107.00
File #: TN599161

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, PAUL AMBREFE, JR., AN UNMARRIED MAN AND HEATHER JEAN AMBREFE, WHO ACQUIRED TITLE AS HEATHER AMBREFE, AN UNMARRIED WOMAN, FORMERLY HUSBAND AND WIFE, as Grantor, hereby convey all rights, titles and interests that I may have in to HEATHER JEAN AMBREFE, AN UNMARRIED WOMAN, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 096-05-0-107.00

Property Address: 2812 Colonial Circle, Nashville, Tennessee 37214

Exempt Pursuant to T.C.A. Code 67-4-409(a3E).

Witness our hands this the 30th day of June, 2020.

PAUL AMBREFE, JR.

PATRICIA A NAGY WITNESS

Paul Ambrefe WITNESS

STATE OF Connecticut }

COUNTY OF Windham }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, PAUL AMBREFE, JR., the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

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

PATRICIA A. NAGY
NOTARY PUBLIC
State of Connecticut
My Commission Expires
July 31, 2020

Notary Public PATRICIA A. NAGY
My Commission expires: 7/31/2020

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Paul Ambrefe, Jr.

Subscribed and sworn to before me this the 30th day of June, 2020.

PATRICIA A. NAGY
NOTARY PUBLIC
State of Connecticut
My Commission Expires
July 31, 2020

Notary PATRICIA A NAGY
My Commission expires: 7/31/2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Witness our hands this the 13 day of Aug, 2020.

x _____

HEATHER JEAN AMBREFE, WHO ACQUIRED TITLE AS HEATHER AMBREFE

STATE OF TN }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, HEATHER JEAN AMBREFE, WHO ACQUIRED TITLE AS HEATHER AMBREFE, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 13 day of Aug, 2020.

_____

Notary Public

My Commission expires: 09.06.22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

x _____

Heather J. Ambrefe

Subscribed and sworn to before me this the 13 day of Aug, 2020.

_____

Notary

My Commission expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot Number 12, Colonial Village, a plan of which is of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot Number 12 fronts 70 feet on the northerly side of Colonial Circle and runs back 278.93 feet on the Westerly line and 275.98 feet on the easterly line to a dead line showing 70.08 feet thereon.

Being that same property conveyed to Paul Ambrefe, Jr and Heather Ambrefe, husband and wife by Deed from Cora Mai Parrish Estate dated October 27, 2017 and recorded October 31, 2017 in Instrument No. 20171031-0111568 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

Commonly Known As: 2812 Colonial Circle, Nashville, TN 37214
Parcel ID: 096-05-0-107.00

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Reagan Higgins**, a notary public for this county and state, **Darell Near** 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: 10/11/20

Notary' Seal (if on paper)

REAGAN HIGGINS
MY COMMISSION # GG035651
EXPIRES October 11, 2020