This instrument prepared by:
Jacob R. Wiser
26 Twin Oaks Dr.
Nashville, TN 37211

Owner/Responsible Taxpayer
Jacob R. Wiser
26 Twin Oaks Dr.
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 499474 DEEDQC
10/20/2020 03:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201020-0122339

Tax Map Parcel No.: 133-04

M.I.S. FILE NO
1817797

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 8 day of September, 2020, by and between Jacob R. Wiser, a married man, who acquired title as unmarried, joined by his wife, Meredith Wiser, whose address is 26 Twin Oaks Dr., Nashville, TN 37211, ("Grantor"), and Jacob R. Wiser, a married man, whose address is 26 Twin Oaks Dr., Nashville, TN 37211, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF TWIN OAKS SUBDIVISION – SECTION 2, PHASE 2 OF RECORD IN PLAT AT INSTRUMENT NO. 20021206-0150674, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

DEED TO CHANGE MARITAL STATUS DUE TO MARRIAGE FOR NO CONSIDERATION.

Being the same property conveyed to Grantor by Deed dated April 1, 2019 from Prior Grantor of Record of record as Instrument No. 20190401-0029373 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 26 Twin Oaks Dr., Nashville, TN 37211

WITNESS the hand and seal of the party of the first part the day and year first above written.

Jacob R. Wiser

Meredith Wiser

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Gordon Weigle, a Notary Public in and for said County and State, Jacob R. Wiser and Meredith Wiser the within named bargainor, individual(s), 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.

Witness my hand, at office, this 8 day of September, 2020.

NOTARY PUBLIC

NOTARY STAMP/SEAL

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Commission Expires: ~~07-29-2020~~ GW 7-29-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

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 $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Jacob R. Wiser

Meredith Wiser

Witness my hand, at office, this 8 day of September, 2020.

NOTARY PUBLIC

NOTARY STAMP/SEAL:

GORDON WEIGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Commission Expires: ~~07-29-2020~~ GW
7-29-2024

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

TRUE COPY CERTIFICATION

I, Hayley Pavlus, 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.

Hayley Pavlus

State of Ohio
County of Cuyahoga

Personally appeared before me, Jane Sanniti, a notary public for the state of Ohio, Hayley Pavlus who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 08/06/2022
Notary Seal

