RECORDATION REQUESTED BY / RETURN TO:
WFG Lender Services
2625 Townsgate Rd. #101
Westlake Village, CA 91361
File No. 1489017TN

Karen Johnson Davidson County
Batch# 502340 DEEDQC
10/28/2020 10:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201028-0124787

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

No title exam performed by the preparer. Legal description and party's names provided by the party.

Parcel ID No.: **12700025800**

QUITCLAIM DEED

THIS DEED made and entered into on this 23rd day of July, 2020, by and between **Addrian Frederick, a married man, joined in execution by his spouse, Lindsay Alexis Frederick and Theresa Costales, a married woman, joined in execution by her spouse, ~~Joseph Costales~~,** a mailing address of 8149 Charlotte Pike, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Addrian Frederick and Lindsay Alexis Frederick, husband and wife, as joint tenants with right of survivorship,** a mailing address of 8149 Charlotte Pike, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF E.L. WALLACE SUBDIVISION OF RECORD IN PLAT BOOK 6200, PAGE 550, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED TO ADDRIAN FREDERICK, A MARRIED MAN AND THERESA COSTALES, A MARRIED WOMAN BY DEED FROM MOLLY KATHERINE WILSON, UNMARRIED AND CHADWICK KEVIN GINN, UNMARRIED DATED FEBRUARY 4, 2019 AND RECORDED FEBRUARY 6, 2019 UNDER INSTRUMENT NO. 20190206-0011363 OF THE DAVIDSON COUNTY, TN RECORDER'S OFFICE.

Also known as: 8149 Charlotte Pike, Nashville, TN 37211

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Addrian Frederick

Lindsay Alexis Frederick

Counterpart sign

Theresa Costales

X X X

Joseph Costales

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Addrian Frederick and Lindsay Alexis Frederick, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 23rd day of July, 2020.

Nashon Fondren
Notary Public
My Commission expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Theresa Costales and Joseph Costales, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20_____.

Notary Public
My Commission expires: _____

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Counterpart sign

Addrian Frederick

Counterpart sign

Lindsay Alexis Frederick

JLA Costales

Theresa Costales

XXX

Joseph Costales

STATE OF Hawaii
COUNTY OF Hawaii

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Addrian Frederick and Lindsay Alexis Frederick, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Kamuela Hawaii, this 28th day of July, 2020.

Melanie H. Ross
Notary Public
My Commission expires: **Notary Public, State of Hawaii**
My commission expires:
June 28, 2023

MELANIE H. ROSS NOTARY PUBLIC No. 06-654 STATE OF HAWAII

STATE OF
COUNTY OF

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Theresa Costales and ~~Joseph Costales~~, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Kamuela Hawaii, this 28th day of July, 2020.

Melanie H. Ross
Notary Public
My Commission expires: **Notary Public, State of Hawaii**
My commission expires:
June 28, 2023

MELANIE H. ROSS NOTARY PUBLIC No. 06-654 STATE OF HAWAII

Doc Date: 7/28/2020 # Pages: 32
Notary Name: Melanie H. Ross Circuit
Doc. Description: Quitclaim Deed (Stamp or Seal)

Notary Signature 7/28/2020
Date

MELANIE H. ROSS NOTARY PUBLIC No. 06-654 STATE OF HAWAII

VALUATION AFFIDAVIT

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

Affiant

STATE OF Hawaii
COUNTY OF Hawaii

Sworn to before me this 28th day of July, 2020.

MELANIE H. ROSS NOTARY PUBLIC No. 06-654 STATE OF HAWAII

Notary Public
My Commission Expires: Melanie H. Ross Notary Public, State of Hawaii My commission expires: June 28, 2023

MELANIE H. ROSS NOTARY PUBLIC No. 06-654 STATE OF HAWAII

Doc Date: 7/28/2020 # Pages: 1
Notary Name: Melanie H Ross Circuit
Doc. Description: Valuation affidavit (Stamp or Seal)
Notary Signature 7/28/2020 Date

Name and address for person(s) responsible for taxes:

Addrian Frederick and Lindsay Alexis Frederick
8149 Charlotte Pike
Nashville, TN 37211

Name and address of property owner:

Addrian Frederick and Lindsay Alexis Frederick
8149 Charlotte Pike
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Autumn R Carnegie, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 PA

County of Allegheny

Personally appeared before me, Tina Darick, a notary public for this county and state,
Notary's Name

Autumn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2-10-2021

NOTARY'S SEAL

COMMONWEALTH OF ...
NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10 2021

NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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