This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20201621R

Karen Johnson Davidson County
Batch# 509468 DEEDQC
11/05/2020 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201105-0130059

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 26 day of October, 2020

NOTARY PUBLIC

My Commission Expires: 5/23/22

NEW OWNER:

Michael Valdes
1219 Plymouth Avenue
Nashville, TN, 37216

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

061-12-0-068

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Steven Wiegel, a married man (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Michael Valdes, a married man (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of the resubdivision of certain lots in Eastdale Place of record in Book 974, Page 22, Register's Office for said County and part of an unnumbered tract being shown on said plan as 6.9 acres lying in the rear of Lot No. 44 above and described together as follows:

Beginning at a point in the Northerly margin of Plymouth Avenue at the corner of

Lots 43 and 44; thence with the line between said lots Northerly and along said line extended in all 256.5 feet to the North line of said 6.9 acre tract; thence with the North line of the same North 87-1/2 degrees West 98.5 feet to a stake where the line between Lots No. 44 and 45 would intersect the North line of said 6.9 acre tract if extended; thence along the line between Lots No. 44 and 45 if extended and with the line between said lots Southerly 239.6 feet to the North margin of Plymouth Avenue; thence with the margin of the same Easterly 60 feet to the point of beginning.

Being the same property conveyed to Michael Valdes, a married man and Steven Wiegel, a married man, as joint tenants with right of survivorship, by Warranty Deed from Janwynella K. Henderson, an unmarried woman of record as Instrument Number 20190618-0058343, Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 18, 2019.

This property is commonly known as 1219 Plymouth Avenue, Nashville, TN 37216.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 23rd day of Oct., 20 20

GRANTOR:

Steven Wiegel

NOTE:

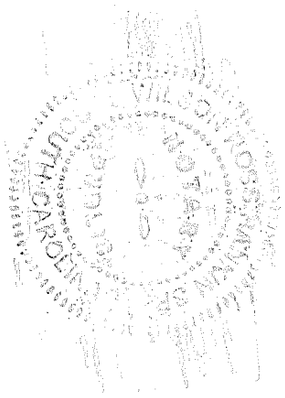
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF South Carolina

COUNTY OF Horry

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Wiegel with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 23 day of October, 20 20.



Wilson Ross Rankin Sr.

NOTARY PUBLIC

My Commission Expires: 2-12-2030

True Copy Certification

I, RYAN RAFOTH, 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 TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023