Karen Johnson Davidson County
Batch# 512323 DEEDQC
11/09/2020 12:59:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201109-0131463

QUITCLAIM DEED

MAIL RECORDED DEED TO:

AARON CIRKSENA
DIONIS CIRKSENA
2001 CONVENT PLACE, UNIT #7
NASHVILLE, TN 37212

OWNER (SEND TAX BILLS TO):

AARON CIRKSENA
DIONIS CIRKSENA
2001 CONVENT PLACE, UNIT #7
NASHVILLE, TN 37212

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, AARON CIRKSENA, a married man who acquired title as an unmarried man, joined by his spouse, DIONIS CIRKSENA (herein, "Grantor"), whose address is 2001 Convent Place, Unit #7, Nashville, TN 37212, hereby bargains, sells, remises, releases, quit claims and conveys to AARON CIRKSENA and DIONIS CIRKSENA, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2001 Convent Place, Unit #7, Nashville, TN 37212, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2001 Convent Place, Unit #7, Nashville, TN 37212

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

PIN NO: 104-11-4A-007.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511
FILE # CF-TN-128356

WITNESS my hand and seal this 14th day of October, 2020.

GRANTOR:

AARON CIRKSENA

STATE OF Maryland
COUNTY OF Anne Arundel

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, AARON CIRKSENA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of October, 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/05/2022

LATRICE WHITAKER
Notary Public
State of Maryland
Anne Arundel County
My commission exp. May 5, 2022

GRANTOR:

DIONIS CIRKSENA

STATE OF Maryland
COUNTY OF Anne Arundel

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DIONIS CIRKSENA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of October, 2020

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/05/2022

LATRICE WHITAKER
Notary Public
State of Maryland
Anne Arundel County
My commission exp: May 5, 2022

OATH OF CONSIDERATION

STATE OF Maryland
COUNTY OF Anne Arundel

The actual consideration for this transfer is $10.00 —.

Grantee:

Grantee signature: _____
AARON CIRKSENA

Subscribed and sworn to under oath before me, this 14th day of October, 2020 by AARON CIRKSENA.

[Affix Notary Seal]

LATRICE WHITAKER
Notary Public
State of Maryland
Anne Arundel County
My commission exp. May 5, 2022

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/05/2022

Grantee:

Grantee signature: _____
DIONIS CIRKSENA

Subscribed and sworn to under oath before me, this 14th day of October, 2020 by DIONIS CIRKSENA.

[Affix Notary Seal]

LATRICE WHITAKER
Notary Public
State of Maryland
Anne Arundel County
My commission exp. May 5, 2022

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/05/2022

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 7, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR CONVENT PLACE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS) OF RECORD IN INSTRUMENT NO. 20150323-0024693, AS AMENDED BY FIRST AMENDMENT OF RECORD IN INSTRUMENT NO. 20171113-0116347, AND SECOND AMENDMENT OF RECORD IN INSTRUMENT NO. 20180417-0036210, AND THIRD AMENDMENT OF RECORD IN INSTRUMENT NO. 20190828-0086582, AND BEING SHOWN ON PLAT ATTACHED AS EXHIBIT 1" TO SAID SECOND AMENDMENT, REGISTER S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register s Office for Davidson County, Tennessee, in Instrument 20191113-0116854 on November 13, 2019.

PIN NO: 104-11-4A-007.00

STREET ADDRESS:

2001 Convent Place, Unit #7, Nashville, TN 37212

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-038834 (LB)

True Copy Certification

I, Perre M. Cabell, 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.

Signature

State of Mississippi

County of Hancock

Personally appeared before me, Neisha L. Schwartz, a notary public for this county and state, Perre M. Cabell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

