AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, AL 02886
File No. R-146356-WCM

Karen Johnson Davidson County
Batch# 530942 DEEDQC
12/11/2020 10:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201211-0145345

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

Tax ID No.: 105 09 0 282.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 20TH day of NOVEMBER, 20 20, by and between **BRENTON M. OSWANDEL, A MARRIED MAN WHO ACQUIRED TITLE AS UNMARRIED, JOINED IN EXECUTION BY HIS SPOUSE and CARRIE ANN OSWANDEL,** a mailing address of 1008 WAVERLY AVENUE, NASHVILLE, TN 37203, hereinafter referred to as Grantor(s) and **BRENTON M. OSWANDEL and CARRIE ANN OSWANDEL, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** a mailing address of 1008 WAVERLY AVENUE, NASHVILLE, TN 37203, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1008 WAVERLY AVENUE, NASHVILLE, TN 37203

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

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20190307-0021255, recorded on 03/07/2019 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

BRENTON M. OSWANDEL

CARRIE ANN OSWANDEL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, BRENTON M. OSWANDEL and CARRIE ANN OSWANDEL, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, TN, this 20th day of November, 2020.

Notary Public
My Commission expires: 9/16/2022

KIERSTEN N. COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

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 Tennessee
COUNTY OF Davidson

Sworn to before me this 20th day of November, 2020.

Notary Public
My Commission Expires: 9/6/2022

KIERSTEN N. COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

BRENTON M. OSWANDEL and CARRIE ANN OSWANDEL
1008 WAVERLY AVENUE
NASHVILLE, TN 37203

Name and address of property owner:

BRENTON M. OSWANDEL and CARRIE ANN OSWANDEL
1008 WAVERLY AVENUE
NASHVILLE, TN 37203

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF THE EASTERLY 250 FEET OF LOT NO. 11 ON THE PLAN OF JONES AND DUDLEY'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 11 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WAVERLY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

SUBJECT TO (A) ALL RESTRICTIONS OF RECORD; (B) ALL EASEMENTS OF RECORD; (C) ALL VISIBLE EASEMENTS; (D) ALL MATTERS APPEARING ON THE PLAN(S) OF RECORD; AND (E) ALL MATTERS REFERENCED IN THE MASTER DEED AND BY-LAWS; AND (F) ALL APPLICABLE GOVERNMENT AND ZONING REGULATIONS.

BEING THE SAME PROPERTY CONVEYED TO BRENTON M. OSWANDEL, UNMARRIED FROM PROVINCE BUILDERS, LLC AND CHRISTOPHER L. CANTRELL, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY DEED DATED FERUARY 25, 2019 AND RECORDED ON MARCH 7, 2019 AS 20190307-0021255.

PARCEL ID NUMBER: 105 09 0 282.00

PROPERTY COMMONLY KNOWN AS: 1008 WAVERLY AVENUE, NASHVILLE, TN 37203

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

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

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021