Name and Address of New Owner:
Jennifer Thompson Wray and Matthew J. Kaminski
3906 Valley Road
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 537036 DEEDQC
12/17/2020 11:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201217-0149373

Send Tax Bills To:
AmeriHome Mortgage Company, LLC
PO Box 77404
Ewing, NJ 08628

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 117080C00100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew J. Kaminski,** "the Grantor," conveys and quitclaims unto **Jennifer Thompson Wray and Matthew J. Kaminski, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit D of Clayton Place, a Horizontal Property Regime Planned Unit Development with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Master Deed of record as Instrument No. 20001026-0106312, and Instrument No. 20001026-0106313, and in the Attorney's Certificate to Clayton Place Master Deed Clarifying Horizontal Regime is a Private Element Planned Unit Development of record in Instrument No. 20120222-0015165, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Clayton Place, a Horizontal Property Regime Planned Unit Development with Private Elements, contained in said Master Deed, the plat filed as Exhibit "B" to said Master Deed appearing in Instrument No. 20001026-0106312, Instrument No, 20001026-0106313, and in the Attorney's Certificate to Clayton Place Master Deed Clarifying Horizontal Regime is a Private Element Planned Unit Development of record in Instrument No, 20120222-0015165 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew J. Kaminski by Deed dated April 1, 2015 from Kara Kimberly Siegrist, recorded April 6, 2015, in Instrument Number 20150406-0029269, in the Official Records of Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of December, 2020.

Matthew J. Kaminski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, Matthew J. Kaminski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of December, 2020.

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 7/28/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of December, 2020.

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2021

True Copy Certification

I, Steve Berneman 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 Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021