Karen Johnson Davidson County
Batch# 539912 DEEDQC
12/22/2020 09:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201222-0151884

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, AL 02886
File No. R-146777-CTB

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

Map/Parcel Number: 105-10-23.00

QUITCLAIM DEED

THIS DEED made and entered into on this 10th day of December, 20 20, by and between **KRISTIN MICHELITCH and KEITH WEGHORST, wife and husband, who both acquired title as single, as joint tenants with right of survivorship**, a mailing address of 1804 Beech Avenue, Nashville, TN 37203, hereinafter referred to as Grantor(s) and **KRISTIN MICHELITCH and KEITH WEGHORST, wife and husband, as joint tenants with right of survivorship**, a mailing address of 1804 Beech 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

Property commonly known as: 1804 Beech Avenue, Nashville, TN 37203

BEING THE SAME PROPERTY CONVEYED TO KRISTIN MICHELITCH, A SINGLE WOMAN, AND KEITH WEGHORST, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM ANDREW FREDERICK HELTSLEY AND LAURA LEE HELTSLEY, HUSBAND AND WIFE BY DEED DATED APRIL 16, 2015 AND RECORDED ON APRIL 17, 2015 AS INSTRUMENT NUMBER 201504170034505.

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.

KRISTIN MICHELITCH

KEITH WEGHORST

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, KRISTIN MICHELITCH and KEITH WEGHORST, 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 Davidson County, this 10th day of December, 2020.

Notary Public Chelsea L. Moore
My Commission expires: 10-02-2023

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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 Keith Weghorst

Affiant Kristin Michelitch

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 10th day of December, 2020.

Notary Public Chelsea L. Moore
My Commission Expires: 10-02-2023

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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

Kristin Michelitch
Keith Weghorst
1804 Beech Avenue
Nashville, TN 37203

Name and address of property owner:

Kristin Michelitch
Keith Weghorst
1804 Beech Avenue
Nashville, TN 37203

EXHIBIT A
LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 56.0 FEET OF THE SOUTHERLY 119.0 FEET OF LOT NO. 4 ON THE WAVERLY LAND COMPANY'S PLAN OF LOTS CALLED WAVERLY PLACE, AS OF RECORD IN BOOK 57, PAGE 95, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 56.0 FEET ON THE EASTERLY SIDE OF BEECH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 190.0 FEET, MORE OR LESS, TO AN ALLEY.

THIS CONVEYANCE IS SUBJECT TO:

- COUNTY OF DAVIDSON TAXES FOR THE CURRENT YEAR AND THEREAFTER, NOT YET DUE AND PAYABLE.
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF WAVERLY PLACE, AS RECORDED IN PLAT BOOK 57, PAGE(S) 95, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR SERVITUDES, IF ANY, APPEARING IN THE PUBLIC RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

PROPERTY COMMONLY KNOWN AS: 1804 BEECH 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