Karen Johnson Davidson County
Batch# 549159 DEEDQC
01/07/2021 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210107-0003168

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
PAUL ANKUDA 805 NELLA DRIVE GOODLETTSVILLE, TN 37072	NEW OWNER	033-14-0-088.00

KNOW ALL MEN BY THESE PRESENTS:

That DANIELLE ANKUDA, Grantor, (being one and the same as Danielle Leeann Ankuda) for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Third Circuit Court for Davidson County, Tennessee, Docket No. 20D1909 between DANIELLE LEEAN ANKUDA, Plaintiff, and PAUL DAVID ANKUDA, Defendant, (being one and the same as Paul Ankuda) does hereby demise, release, and forever quitclaim unto the said, PAUL ANKUDA, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Pleasant Hill, of record in Plat Book 2900, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

BEING the same property conveyed to Filipe Fernandes and Fawn Fernandes, husband and wife, from Christopher S. Murphy and wife, Shaunielle L. Murphy, by Warranty Deed dated May 30, 2014, as Instrument No. 20140609-0049923, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Ankuda and Danielle Ankuda, husband and wife, from Filipe Fernandes and Fawn Fernandes, husband and wife, by Warranty Deed dated June 4, 2018 and recorded on June 19, 2018 in Instrument Number 20180619-0059095, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictive covenants and conditions and ad other matters of record, including items set out on any applicable plat of record.

This is improved property known as 805 Nella Drive, Goodlettsville, TN 37072.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said PAUL ANKUDA hereby agrees to pay and agrees to hold DANIELLE ANKUDA harmless from one original Deed of Trust in favor of Churchill Mortgage Corporation, said note bearing an original unpaid principal balance of $288,900, as evidenced by a Deed of Trust of record filed in Instrument No. 20180619-0059096, recorded on June 19, 2018 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF ~~TENNESSEE~~ IN Indiana)
)
COUNTY OF Bartholomew)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named DANIELLE ANKUDA, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Danielle J Ankuda
DANIELLE ANKUDA
Grantor

Sworn to and subscribed before me
this 24 day of December, 2020.

NOTARY PUBLIC

My Commission expires: 12-11-2027

ROBERT P DORN
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0724035
My Commission Expires Dec 11, 2027

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named PAUL ANKUDA, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

PAUL ANKUDA
Affiant/Grantee

Sworn to and subscribed before me
this 22 day of December, 2020.

NOTARY PUBLIC

My Commission expires: 3-6-2024

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared from information provided by the parties involved.

True Copy Certification

I, John Midler, 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.

John Midler

Signature

State of NC

County of MECKLENBURG

Personally appeared before me, JAMIE S. WEYANT, a notary public for this county and state ~~MECKLENBURG, NC~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

* John Midler

J. S. Weyant

Notary's Signature

My Commission Expires: 02/04/2023

Notary Seal (if on paper)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA