Karen Johnson Davidson County
Batch# 553810 DEEDQC
01/13/2021 03:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210113-0006113

THIS INSTRUMENT WAS PREPARED BY: Sumner Title & Escrow, LLC 131 Indian Lake Blvd, Suite 200 Hendersonville, Tennessee 37075 THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES.	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.00** Jennifer A Hoffman AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY of January, 2021. Allison M. Noble NOTARY PUBLIC MY COMMISSION EXPIRES: _____

ALLISON M NOBLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 19, 2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Molly June Connelly and Andrew Joseph Wieland	First State Mortgage Services, LLC	072 10 0D 002.00 CO
1716 Northview Avenue	502 North Hershey Rd.	
Nashville, TN 37216	Bloomington, IL 61704	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Molly J. Connelly, a married woman, "GRANTOR", by these presents, does hereby quitclaim and convey unto Molly June Connelly and Andrew Joseph Wieland, wife and husband, , hereinafter called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 1714B as shown on Exhibit B (pages 9 and 31) of the "Declaration Establishing a Horizontal Property Regime for 1714 Northview Avenue Townhomes" of record in Instrument No. 20140710-0060712, corrected in Instrument No. 20140717-0063259, as revised on Exhibit B (pages 9 and 10) of the "Declaration Establishing a Horizontal Property Regime for '1714-1718 Northview Avenue Townhomes'" of record in Instrument No. 20150804-0077323, said Register's Office. See also the original Plan of Northview Lots, 1714 Northview Avenue at Instrument No. 20140324-0023776, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Molly J. Connelly, single woman, by Warranty Deed from Kyle Meyers and Maria Meyers, husband and wife, dated September 16, 2019 and recorded September 24, 2019 in Instrument No. 20190924-0096919, Register's Office for Davidson County, Tennessee. The said Molly J. Connelly has since married.

Molly J. Connelly and Molly June Connelly are one and the same person.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property, known as **1716 Northview Ave., Nashville, TN 37216**

WITNESS our hands this **8th day of January, 2021.**

Molly J. Connelly 1/8/21
Molly J. Connelly

STATE OF **TENNESSEE**

COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Molly J. Connelly,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this **8th day of January, 2021.**

Jennifer A Hoffman
Notary Public

My Commission Expires: 6/19/2023

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-19-2023

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY