Karen Johnson Davidson County
Batch# 557786 DEEDQC
01/21/2021 08:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210121-0008966

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-154343-MOB

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

Tax ID No.: 108 16 0 184.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 12th day of January, 2021, by and between **Julie F. Zupan, a married woman, joined in execution by her spouse, Devin Zupan**, a mailing address of 1024 Pleasant View Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Julie F. Zupan and Devin Zupan, husband and wife, as joint tenants with right of survivorship**, a mailing address of 1024 Pleasant View Drive, Nashville, TN 37214, 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: 1024 Pleasant View Drive, Nashville, TN 37214

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 Instrument Number: 20071128-0137986, recorded on 11/28/2007 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.

Julie F. Zupan

Julie F. Zupan

Devin Zupan

STATE OF Oregon
COUNTY OF Jackson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Julie F. Zupan and Devin Zupan, 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 Oregon, this 12th day of January, 2021.

Notary Public
My Commission expires: 03-21-2022

OFFICIAL STAMP
[illegible] KLEVN-SCHOOREL
NOTARY PUBLIC-OREGON
COMMISSION NO. 972652
MY COMMISSION EXPIRES MARCH 21, 2022

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.

Julie F Zupan
Affiant

STATE OF Oregon
COUNTY OF Jackson

Sworn to before me this 12th day of January, 2021.

Notary Public
My Commission Expires: 03-21-2022

OFFICIAL STAMP
MARCIA FLORENCE FLEYN-SCHOOREL
NOTARY PUBLIC-OREGON
COMMISSION NO. 972852
MY COMMISSION EXPIRES MARCH 21, 2022

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

Julie F. Zupan and Devin Zupan
1024 Pleasant View Drive
Nashville, TN 37214

Name and address of property owner:

Julie F. Zupan and Devin Zupan
1024 Pleasant View Drive
Nashville, TN 37214

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 LOT 10-B, PERCY PRIEST WOODS, SECTION ONE, ZONE LOT DIVISION OF LOTS 10, 11, 12, 14, 24, 26 AND 34, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 472, AMENDED IN PLAT BOOK 5200, PAGE 652, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS INCLUDING THOSE LISTED IN PLAT BOOK 5200, PAGE 472; PLAT BOOK 5200, PAGE 652; BOOK 5984, PAGE 865; BOOK 6020, PAGE 270; BOOK 6097, PAGE 11; BOOK 6560. PAGE 667; BOOK 6353, PAGE 307; BOOK 6071, PAGE 491; BOOK 6095, PAGE 803; BOOK 6147, PAGE 886; BOOK 7430, PAGE 196; BOOK 7430, PAGE 201; BOOK 6147, PAGE 893; BOOK 7430. PAGE 163 AND BOOK 7430, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JULIE F. ZUPAN FROM ALICIA S. BERKITT, UNMARRIED BY DEED DATED NOVEMBER 19, 2007 AND RECORDED ON NOVEMBER 28, 2007, AS 20071128-0137986.

Parcel ID Number: 108 16 0 184.00

PROPERTY COMMONLY KNOWN AS: 1024 Pleasant View Drive, Nashville, TN 37214

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