Karen Johnson Davidson County
Batch# 581066 DEEDQC
03/02/2021 07:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210302-0025940

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

NEW OWNER:
Jamieson Filip
2145 River Overlook Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
097-02-0A-433.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Michele Lee Van Alstyne, formerly known as Michele Filip, an unmarried woman**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Jamieson Filip, an unmarried man**, my entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 433 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 4E of record in Plat at Instrument No. 201402100011584, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jamieson Filip and Michele Filip, husband and wife by Warranty Deed from Opendoor Property D LLC, a Delaware Limited Liability Company, dated 02/22/2019 and recorded 02/26/2019, of record in Instrument 201902260017164, Register's Office for Davidson County, Tennessee.

This is improved property known as 2145 River Overlook Drive, Hermitage, TN 37076.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 3 day of February, 2021.

Michele Lee Van Alstyne

North Carolina
STATE OF ~~TENNESSEE~~
COUNTY OF Graham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michele Lee Van Alstyne, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that they executed the within instrument for the purpose therein contained.

Witness my hand and seal, this the 3 day of February, 2021.

Megan A. Williams
Notary Public

My commission expires: 5-24-22

MEGAN A. WILLIAMS NOTARY PUBLIC GRAHAM COUNTY, NC

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration for this transfer is $0.

Jennifer Russell
Affiant

Sworn to and subscribed before me this the 26th day of February, 2021.

Notary Public

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

My commission expires: 10/21/2024

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

