Karen Johnson Davidson County
Batch# 596441 DEEDQC
03/22/2021 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210322-0037280

QUIT CLAIM DEED

Return to:

SOLIDIFI
88 SILVA LANE
MIDDLETOWN RI 02842
FILE NO. BNB-3219522

STATE OF Rhode Island
COUNTY OF Newport
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, IS $ 10.00.

Affiant - Annette Summers
SUBSCRIBED AND SWORN TO ME, THIS THE 19th DAY OF FEBRUARY, 20 21.

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

Notary Public – Julia Surdel

(AFFIX SEAL)

MY COMMISON EXPIRES: 08/31/2024

THIS INSTRUMENT WAS DRAFTED BY
BC LAW FIRM, P.A., 1803 S KANNER HWY, STE 325, STUART, FL 34994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHAS ALLEN WERNER AND SAMANTHA NICOLE WERNER	CHAS ALLEN WERNER AND SAMANTHA NICOLE WERNER	09112032900
4504 GEORGIA AVENUE NASHVILLE, TN 37209	4504 GEORGIA AVENUE NASHVILLE, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHAS WERNER, ALSO KNOWN AS CHAS ALLEN WERNER AND SAMANTHA GARLAND, NOW KNOWN AS SAMANTHA NICOLE WERNER**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **CHAS ALLEN WERNER AND SAMANTHA NICOLE WERNER, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 411 ON THE PLAN OF BLOCK 80, WEST NASHVILLE, PLAN NO. 1, OF RECORD IN PLAT BOOK 57, PAGES 74-75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED FEBRUARY 25, 2016, OF RECORD IN INSTRUMENT NO. 20160303-0020412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; PREVIOUSLY BEING THE SAME PROPERTY CONVEYED TO POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM WARREN C. SANDERS, MARRIED, OF RECORD IN INSTRUMENT NO. 20160303-0020411, SAID REGISTER'S OFFICE.

PARCEL ID #09112032900

THIS BEING THE SAME PROPERTY CONVEYED TO CHAS WERNER AND SAMANTHA GARLAND, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FROM POTTERS BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY IN A DEED DATED JUNE 24, 2016 AND RECORDED JUNE 27, 2016, AS INSTRUMENT NO. 20160627-0065154.

Property known as, 4504 GEORGIA AVENUE, NASHVILLE, TN 37209

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19 day of February, 2021.

CHAS WERNER, A/K/A CHAS ~~ALLEN~~ ALLAN WERNER

SAMANTHA GARLAND N/K/A SAMANTHA NICOLE WERNER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, I. Scruggs Allan of the state and county mentioned, personally appeared **CHAS WERNER, A/K/A CHAS ~~ALLEN~~ ALLAN WERNER AND SAMANTHA GARLAND N/K/A SAMANTHA NICOLE WERNER,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

Notary Public
Printed Name: I. Scruggs
My Commission Expires: _____

True Copy Certification

I, Annette Summers, 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 Rhode Island

County of Newport

Personally appeared before me, **Julia Surdel**, a notary public for this county and state, **Annette Summers**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

Notary's Signature

My Commission Expires: August 31, 2024
Notary' Seal (if on paper)