Karen Johnson Davidson County
Batch# 599350 DEEDQC
03/24/2021 10:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210324-0038690

Return to:
TRANSTAR NATIONAL TITLE
2301 W. PLANO PARKWAY, SUITE 105
PLANO TX 75075
Send Tax Notices to:
DANIELLE VERNIER
2093 WHITNEY AVE
NASHVILLE, TN 37210

FILE NO. 482738

QUITCLAIM DEED

Exempt: 67-4-409(a)(4)

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
DANIELLE VERNIER, AN UNMARRIED WOMAN	DANIELLE VERNIER	105 16 0 249.00
2093 WHITNEY AVE NASHVILLE, TN 37210	2093 WHITNEY AVE NASHVILLE, TN 37210	

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, **DANIELLE VERNIER, UNMARRIED AND JUSTIN GOLENO, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **DANIELLE VERNIER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST 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 Lot No. 60 on the Plan of The Subdivision of The Jane Watkins Tract, as of record in Book 2, Page 108, in the Chancery Court of Nashville, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY AS TRANSFERRED BY DEED DATED 08/29/2014, RECORDED 09/05/2014, FROM DANIELLE VERNIER, UNMARRIED, TO DANIELLE VERNIER, UNMARRIED AND JUSTIN GOLENO, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, RECORDED AS INSTRUMENT #: 20140905-0081412.

Property known as, 2093 WHITNEY AVE, NASHVILLE, TN 37210

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 4th day of Jan, 2021.

DANIELLE VERNIER

~~JUSTIN GOLENO~~ J.E.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Danielle Vernier of the state and county mentioned, personally appeared **DANIELLE VERNIER AND ~~JUSTIN GOLENO~~ J.E.**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: James Everett
My Commission Expires: 9/6/2022

Witness my hand this 4 day of Jan, 2021.

DANIELLE VERNIER

JUSTIN GOLENO

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Nicole Marina Watts of the state and county mentioned, personally appeared ~~**DANIELLE VERNIER**~~ **AND JUSTIN GOLENO,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Nicole Marina Watts
My Commission Expires: 7/9/2022

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 4th day of Jan, 2021.

Notary Public

My commission expires: 9/6/2022

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, AMANDA ZBROWSKI, 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.

Amanda Zbrowski

State of Texas

County of Collin

Personally appeared before me, Heather Gallant, a notary republic for this county and state, AMANDA ZBROWSKI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Gallant

MY COMMISSION EXPIRES: 8-6-23

Notary's Seal (If on paper)

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860