Karen Johnson Davidson County
Batch# 604036 DEEDQC
03/31/2021 12:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210331-0042402

Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, CA 91361
File No. 1803857TN

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

Parcel ID No.: 17301011700

QUIT CLAIM DEED

THIS DEED made and entered into on this 30 day of March, 2021, by and between **Hannah E. Niemietz, a married woman who acquired title as single, joined in execution by their spouse Jennifer Ashley**, a mailing address of 256 Cedarmont Cir, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Hannah E. Niemietz and Jennifer Ashley, a married couple, as tenants by the entirety**, a mailing address of 256 Cedarmont Cir, Nashville, TN 37211, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF MONTE CARLO, SECTION IIC OF RECORD IN FLAT BOOK 5200, PAGE 66, AMENDED IN BOOK 5389, PAGE 948 AND AMENDED IN BOOK 6225, PAGE 368, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Property Address: 256 Cedarmont Cir, Nashville, TN 37211

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

This being the same property conveyed to Hannah E. Niemietz, a single woman by deed from Opendoor Property N LLC, a Delaware Limited Liability Company dated May 20, 2019 and recorded June 18, 2019 under Instrument No. 201906180058334 of the Davidson County, TN Recorder's Office.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Hannah E. Niemietz

Hannah E. Niemietz

Jennifer Ashley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Hannah E. Niemietz and Jennifer Ashley, 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 Tennessee, this 20th day of March, 2021.

Irene A. Wade

Notary Public
My Commission expires: 11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

HANNAH E NIEMIETZ
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 20th day of March, 2021.

Irene Wade
Notary Public
My Commission Expires: 11-16-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Hannah E. Niemietz and Jennifer Ashley
256 Cedarmont Cir
Nashville, TN 37211

Name and address of property owner:

Hannah E. Niemietz and Jennifer Ashley
256 Cedarmont Cir
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Ken Veltri, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Pennsylvania
County of Allegheny

Personally appeared before me, Jennifer L Lander, a notary public for this county and
Notary's Name

state, Ken Veltri, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).