Karen Johnson Davidson County
Batch# 611059 DEEDQC
04/08/2021 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $221.08
20210408-0047151

Name and Address of New Owner:
Sungjun Park, Christine Fitzgerald, Mitchell Guertin, and Stephanie Guertin
5101 Briarwood Drive
Nashville, TN 37211

Send Tax Bills To:
Sungjun Park, Christine Fitzgerald, Mitchell Guertin, and Stephanie Guertin
5101 Briarwood Drive
Nashville, TN 37211

This Instrument Prepared By:
Stephanie Guertin
5101 Briarwood Drive
Nashville, TN 37211

Map & Parcel No: 147-10-0-080

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Fifty Nine Thousand Seven Hundred Dollars ($59,750.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sungjun Park and Christine Fitzgerald, husband and wife,** "the Grantors," convey and quitclaim unto **Sungjun Park and Christine Fitzgerald, husband and wife and Mitchell Guertin and Stephanie Guertin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> 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. 327 on the plan of Section V, Caldwell Country Estates, as of record in Book 3300, Page 16, said register's office, to which plan reference is hereby made for a more complete and accurate legal description.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 2nd day of April, 2021.

_____(SEAL)
Sungjun Park

_____(SEAL)
Christine Fitzgerald

STATE OF ~~FLORIDA~~ Massachusetts)
)
COUNTY OF ~~HILLSBOROUGH~~ Worcester)

Personally appeared before me, a Notary Public in and for said State and County, **Sungjun Park and Christine Fitzgerald**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of April, 2021.

SARA JEAN BULLOCK
Notary Public, Commonwealth of Massachusetts
My Commission Expires April 08, 2022

_____
Notary Public
My commission expires: April 8, 2022

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Florida)
)
COUNTY OF ~~DAVIDSON~~ Hillsborough)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **59,750.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
2nd day of April, 2021.

_____
Notary Public
My commission expires: _____

ROBERT WALKER
MY COMMISSION # GG 224840
EXPIRES: June 4, 2022
Bonded Thru Notary Public Underwriters

202104080047151

True Copy of Certification

I, Deborah Ferraro, do hereby make oath that I am a licensed title agent and 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 Florida
County of Hillsborough

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

Notary Signature

My Commission Expires:_____
Notary' Seal (if on paper)

ROBERT WALKER
MY COMMISSION # GG 224840
EXPIRES: June 4, 2022
Bonded Thru Notary Public Underwriters

Derivation Clause

Being the same premises conveyed to Sungjun Park and Christine Fitzgerald, husband and wife as tenants by the entireties from Melinda L. Bailes and Carolyn M. White A/K/A Carolyn Marie Bailes by Warranty Deed dated 12/29/1998, and recorded on 1/6/1999, at Book 11285, Page 24, in Davidson County, TN.