Karen Johnson Davidson County
Batch# 615939 DEEDQC
04/15/2021 01:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210415-0050543

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ERICA L. PETERSON
JACOB GALESKI
419 NORMANDY CIRCLE
NASHVILLE, TN 37209
204081TN/RTC

OWNER (SEND TAX BILLS TO):

ERICA L. PETERSON
JACOB GALESKI
419 NORMANDY CIRCLE
NASHVILLE, TN 37209

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ERICA L. PETERSON, a single woman (herein, "Grantor"), whose address is 419 Normandy Circle, Nashville, TN 37209, hereby bargains, sells, remises, releases, quit claims and conveys to ERICA L. PETERSON, an unmarried woman, and JACOB GALESKI, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 419 Normandy Circle, Nashville, TN 37209, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 419 Normandy Circle, Nashville, TN 37209

[Signatures on next page.]

PIN NO: 104 01 0B 040.00 CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

WITNESS my hand and seal this 30th day of March, 2021.

GRANTOR:

Erica L. Peterson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Erica L. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2021.

|Affix Notary Seal|

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2024

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.0

Grantee:

Grantee signature: 

ERICA L. PETERSON

Subscribed and sworn to under oath before me, this 30th day of March, 2021 by ERICA L. PETERSON.

[Affix Notary Seal]



My Commission Expires
November 8, 2021

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

Grantee:

Grantee signature: 

JACOB GALESKI

Subscribed and sworn to under oath before me, this 30th day of March, 2021 by JACOB GALESKI.

[Affix Notary Seal]



My Commission Expires
November 8, 2021

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

EXHIBIT A

[Legal Description]

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO, 419, TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF NORMANDY PLACE CONDOMINIUMS A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20020214-0019862, AS AMENDED IN INSTRUMENT NO. 20020523-0063131. INSTRUMENT NO. 201010044-0079010 AND INSTRUMENT NO. 20120628-0056775, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "E TO THE FIRST AMENDMENTS TO THE MASTER DEED OF RECORDED INSTRUMENT NO. 20020523-0063131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING LOCATED UPON LOT NO. 49 ON THE PLAN OF REVISED ACKLEN HEIGHTS OF RECORD IN PLAT BOOK 1835, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee as Instrument No. 20171201-0122699.

PIN NO: 104 01 0B 040.00 CO

STREET ADDRESS:

419 Normandy Circle, Nashville, TN 37209

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

21-046582 (JL)

True Copy Certification

I, Matt Pierce, do hereby make an 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.

Matt Pierce, Recording Team Leader

STATE OF IL
COUNTY OF Cook

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

My Commission Expires: 12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION EXPIRES:12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22