AFTER RECORDING RETURN TO:
Old Republic Title
530 S Main Street, Suite 1061
Akron, OH 44311
File No. 21015365

This document prepared by:
JOHN O. WINDSOR, ESQ.
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Karen Johnson Davidson County
Batch# 620351 DEEDQC
04/21/2021 04:00:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210421-0053671

Parcel ID No.: 116 16 0B 035.00

# QUIT CLAIM DEED

THIS DEED made and entered into on this 14th day of April, 2021, by and between **Erik Peter Stiller and Anna Stiller, who acquired title as Ann Stiller, husband and wife, with a mailing address of 110 Wentworth Ave, Nashville, TN 37215 and Gregory T. Sangalis, a married man, with a mailing address of 1509 Morse St, Houston, Texas 77019**, hereinafter referred to as Grantor(s) and **Erik Peter Stiller and Anna Stiller, husband and wife**, a mailing address of 110 Wentworth Ave, Nashville, TN 37215, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 110 Wentworth Ave, Nashville, TN 37215

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

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

**Gregory T. Sangalis**

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Gregory T. Sangalis, 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 Houston, TX, this 14 day of April, 2021.

Notary Public
My Commission expires: 11-29-2024

MARGARET R FERREL
NOTARY PUBLIC, STATE OF TEXAS
MY COMM. EXP. 11/29/2024
NOTARY ID 287863-9

No title exam performed by the preparer. Legal description and party's names provided by the party.

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

**Erik Peter Stiller**

Anna J Stiller who acquired title as Ann Stiller

**Anna Stiller, who acquired title as Ann Stiller**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Erik Peter + Anna Stiller, 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 Davidson County, this 16th day of April, 2021.

Notary Public
My Commission expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# VALUATION AFFIDAVIT

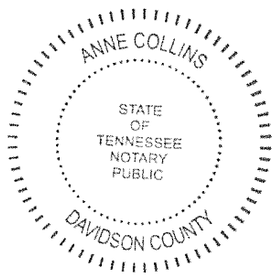
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

**Affiant**

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 16th day of April, 2021.

Notary Public
My Commission Expires: 11-6-2023




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

**Erik Peter Stiller and Anna Stiller**
110 Wentworth Ave
Nashville, TN 37215

Name and address of property owner:

**Erik Peter Stiller and Anna Stiller**
110 Wentworth Ave
Nashville, TN 37215

# EXHIBIT A
# LEGAL DESCRIPTION

SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE PLAN OF THE IROQUOIS OF NASHVILLE, SECOND REVISION OF RECORD IN PLAT BOOK 6900, PAGES 61 AND 62 AMENDED BY SURVEYORS CERTIFICATE OF CORRECTION OF RECORD IN BOOK 8475, PAGE 511, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL ID NUMBER: 116 16 0B 035.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: HARRY S. ABELL AND CAROL G. ABELL, HUSBAND AND WIFE
GRANTEE: ERIK PETER STILLER AND ANN STILLER, HUSBAND AND WIFE AND GREGORY T. SANGALIS, A MARRIED MAN
DATED: 03/26/2019
RECORDED: 03/29/2019
DOC#/BOOK-PAGE: 201903290028345 / NA

PROPERTY COMMONLY KNOWN AS: 110 WENTWORTH AVE, NASHVILLE, TN 37215

## Tennessee Certification of Electronic Document

I, Steven Errington, 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.

Steven Errington
*Signature*

State of Pennsylvania

County of Allegheny

Personally appeared before me, Rachel Byers, a notary public for this county and
*Notary's Name*

state, Steven Errington, who acknowledges that this certification of an electronic
*Signer's Name*

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

Rachel Byers
*Notary Signature*

MY COMMISSION EXPIRES: 11/13/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Rachel Byers, Notary Public
Allegheny County
My commission expires November 13, 2023
Commission number 1359843
Member, Pennsylvania Association of Notaries

(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).