Karen Johnson Davidson County
Batch# 628994 DEEDQC
05/05/2021 08:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210505-0059935

Name and Address of New Owner:
Theresa Ann Waynick and James Douglas Waynick
661 Kingsway Drive
Nashville, TN 37138

Send Tax Bills To:
Theresa Ann Waynick and James Douglas Waynick
661 Kingsway Drive
Nashville, TN 37138

This Instrument Prepared By:
Pamela C. Hime
Title Clearing & Escrow, LLC
5330 College Blvd
Leawood, KS 66211

Map & Parcel No: 053-16-0-198

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Douglas Waynick, who acquired title as a single man, now married and Theresa Ann Waynick,** "the Grantor," convey and quitclaim unto **James Douglas Waynick and Theresa Ann Waynick, husband and wife as joint tenants with the rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee :

> Land in Davidson County, Tennessee being Lot No. 19, King Court Subdivision, Section Three, containing 0.196 acres, of record in Book 7900, Page 958, as amended in Book 9708, Page 522 and in Book 10159, Page 42, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Grantor 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).

Being the same lot or parcel of land by that certain Warranty Deed conveyed to grantor herein, dated 3/21/18, recorded 3/27/18 in Instrument # 20180327002857O, Davidson County, Tennessee, Register of Deeds

GRANTOR, 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, Grantor have executed this Quitclaim Deed on the 01 day of Feb 2020

X _____ (SEAL)
James Douglas Waynick

X _____ (SEAL)
Theresa Ann Waynick

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **James Douglas Waynick, who acquired title as a single man, now married and Theresa Ann Waynick**, 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 01 day of Feb 2021.

_____
Notary Public
My commission expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF _____)
)
COUNTY OF Davidson)

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 $ **ZERO**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X _____
(Affiant)

Sworn to and subscribed before me this
01 day of Feb 2021.

_____
Notary Public
My commission expires: 09-06-22

File # TCEL-77343-TN

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I Bob Monnet, 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 correct copy of the original executed and authenticated according to law.

Signature

STATE OF OKLAHOMA
COUNTY OF TULSA

Personally appeared before me, Jessica J. Miszewski, a notary public for the county and state, Bob Monnet who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires 5-23-2022

JESSICA J. MISZEWSKI
Notary Public, State of Oklahoma
Commission # 13005193
My Commission Expires 05-23-2022