Karen Johnson Davidson County
Batch# 630724 DEEDQC
05/06/2021 01:16:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210506-0061134

| Prepared By: | When Recorded Mail to: | Mail Tax Statements to: |
|---|---|---|
| Vidmar & Hardesty, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | Transtar National Title<br>2301 W. Plano Pkwy, #105<br>Plano, Texas 75075<br>888-766-8500 File #493268 | Ashley Wike<br>1414A Boscobel St.<br>Nashville, TN 37205 |

Order Number: 493268 EXEMPT: TCA 67-4-409(a)(4)

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Ashley Wike, divorced and not remarried, and Saundra Wike, married to David Wike,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Ashley Wike, a single person,** whose address is 1414A Boscobel St., Nashville, Tennessee 37205, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Being Unit A of Homes at 1414 Boscobel Street, as shown on the plat attached as Exhibit B to the Declarations of Covenants, Conditions and Restrictions for Homes at 1414 Boscobel Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 201406190053583, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 083 13 0Q 001.00
Street address of property: 1414A Boscobel St., Nashville, TN 37205
Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20190625-0061641 in the Recorder's Office, Davidson County, Tennessee.

Signed this 14 day of April, 2021.

Signature of Grantor (1 of 3):

Ashley Wike

STATE OF TN, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 14 day of 04, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Ashley Wike, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Clinton Bryant
Notary Public

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/03/2025
COUNTY OF DAVIDSON

Signed this 15th day of April, 2021.

Signature of Grantors (2 and 3 of 3):

Saundra Wike

David Wike

STATE OF GEORGIA, COUNTY OF GWINNETT, SS:

***BE IT REMEMBERED*** That on this 15th day of April, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Saundra Wike and David Wike, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

AMEZE AGBORO
NOTARY PUBLIC, STATE OF GEORGIA
Fulton County
Commission #00470293
My Commission Expires September 30, 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 083 13 0Q 001.00
Street address of property: 1414A Boscobel St., Nashville, TN 37205

Oath of Consideration

I or we, Ashley Ng, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.

Signed this 14 day of April, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 14 day of 04, 2021.

Clinton Bryant
Notary Public

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/03/2025
COUNTY OF DAVIDSON

County Parcel Number: 083 13 0Q 001.00
Street address of property: 1414A Boscobel St., Nashville, TN 37205

Oath of Consideration

~~I or~~ we, Saundra Wike David Wike the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.

Signed this 15 day of April, 2021.

Signatures of Affiant(s):

Saundra Wike David Wike

Sworn and subscribed before me this 15th day of April, 2021.

Notary Public

AMEZE AGBORO
NOTARY PUBLIC, STATE OF GEORGIA
Fulton County
Commission #00470293
My Commission Expires September 30, 2024

I, Abby Pogel, 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 and correct copy of the original document executed and authenticated according to law.

Abby Pogel

State of Texas

County of Collin

Personally appeared before me, Heather Gallant, a notary republic for this county and state, Abby Pogel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Gallant

MY COMMISSION EXPIRES: 8-6-23

Notary's Seal (If on paper)

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860