THIS INSTRUMENT PREPARED BY AND RETURN TO: Nancy Benites
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
JACOB ROLAND SVEDIN
1323 Meridian St
Nashville, TN 37207

Mail Tax Statements to:
JACOB ROLAND SVEDIN
1323 Meridian St
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 630755 DEEDQC
05/06/2021 02:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210506-0061172

QUITCLAIM DEED

THIS INDENTURE, Made this 19 day of April, 20 21, by and between Jacob Roland Svedin, an unmarried person and Bjorn R. Svedin, a married person, who acquired title as, Jacob R. Svedin aka Jacob Roland Svedin, an unmarried person and Bjorn R. Svedin, a married person of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Jacob Roland Svedin, an unmarried person and Bjorn R. Svedin, a married person of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 1323 MERIDIAN ST, NASHVILLE TN, 37207).

BEING the same premises which Haven Builders, LLC in deed dated 4/26/2019 and recorded 6/26/2019 in the DAVIDSON County Recorder's Office in Deed Book Volume 20190626-0061757, granted and conveyed to Jacob R. Svedin aka Jacob Roland Svedin, an unmarried person and Bjorn R. Svedin, a married person.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Zero and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Jacob Roland Svedin

Bjorn R. Svedin

State of Tenn

County of Davidson (SS)

On this 19 day of April 2021 in the year ___, before me, the undersigned notary public, personally appeared Jacob Roland Svedin and Bjorn R. Svedin known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 0.

Affiant

Subscribed and sworn to before me this 19 day of April, 2021

Notary Public
My Commission Expires: 3.3.2025

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 946820

TAXPAYER/OWNER: JACOB ROLAND SVEDIN
ADDRESS: 1323 MERIDIAN ST, NASHVILLE TN, 37207

Exhibit A

File No.: 946820

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 401 on the Plan of The Highland Land Co' s Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed from Haven Builders, LLC to Jacob R. Svedin aka Jacob Roland Svedin, an unmarried person and Bjorn R. Svedin, a married person, as set forth in Deed Instrument # 20190626-0061757, dated 4/26/2019, recorded 6/26/2019, Davidson County, Tennessee.

Tax ID: 07115013300

True Copy Certification

I, Ryan Marek, do hereby make oath that I am a ~~licensed~~ RM ~~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.

Signature

State of Pennsylvania

County of Allegheny

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

Notary's Signature

My Commission Expires: 9/14/2024

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
NORMA ORTEGA - Notary Public
Allegheny County
My Commission Expires Sep 14, 2024
Commission Number 1300784