Karen Johnson Davidson County
Batch# 638934 DEEDQC
05/18/2021 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210518-0067153

Name and Address of New Owner:
Matt J. Cieslak
201 Acklen Park Dr., Unit 1
Nashville, TN 37203

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Garside & Hunter, PLLC/lg
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 104-02-0A-001.00-CO

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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, **Property Help, LLC, a Tennessee Limited Liability Company ,** "the Grantor," convey and quitclaim unto **Matt J. Cieslak,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Unit No 1 of Acklen Park Condominiums, a horizontal property regime pursuant to Tennessee Horizontal Property Act as shown on the Plan of record in Book 5200 Page 503 and shown as Exhibit "I" to the Master Deed of record in Book 6045 Page 173 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description together with the said appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kayci Lee Springfield, a single woman by Warranty deed from Paul Ross, unmarried of record in Instrument No. 20171129-0121960 Register's Office for Davidson County, Tennessee, dated November 27, 2017 and recorded on November 29, 2017.

Being the same property conveyed to Property Help, LLC, a Tennessee limited liability company, by Deed of record at Instrument No. 20210415-0050470, Register's Office for Davidson County, Tennessee.

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).

- REMINADER OF PAGE INTENTIONALLY LEFT BLANK -

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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 9th day of April, 2021.

Property Help, LLC

Mark Evans (SEAL)

By: Mark Evans, sole member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Mark Evans, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be sole member of Property Help, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as member.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of May, 2021.

Leslie Garside

NOTARY PUBLIC

My Commission Expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
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 $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leslie Garside
(Affiant)

Sworn to and subscribed before me this 9th day of April, 2021.

Tiffany Whittle
Notary Public

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My commission expires: 4/26/22

File # TR-21-515

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

