Karen Johnson Davidson County
Batch# 639117 DEEDQC
05/18/2021 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210518-0067399

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Onedajoy, LLC 1835 E Hallandale Beach Blvd, #351 Hallandale Beach, FL 33009	New owner	120-02-0-131.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Barbara C. Weiss, married***, by these presents do hereby quitclaim and convey unto, **Onedajoy, LLC, a Florida Limited Liability Company** its successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Stardust Acres Stardust Acres of record in Plat Book 1424, Page 92, 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 conveyed to Willie E. Siegrist and wife, Peggy Barnes Siegrist by Warranty deed from Athens Homes, Inc., a Tennessee corporation of record in Book 1729, page 547, Register's Office for Davidson County, Tennessee, dated July 16, 1949.

Said Willie E. Siegrist died on or about August 6, 1998, leaving Peggy Barnes Siegrist as surviving tenant by entirety.

Being the same property conveyed to Barbara C. Weiss, a married woman by Warranty deed from Peggy Barnes Siegrist, unmarried of record in Instrument No. 20210409-0047609 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on April 9, 2021.

Being also known as 1309 Mars Drive Nashville, Tennessee 37217.

* This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this the 14 day of May, 2021.

Notary Public

My commission expires:
(Affix Seal)
3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14th day of May, 2021.

Barbara C. Weiss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Barbara C. Weiss,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of May, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022