Karen Johnson Davidson County
Batch# 664708 DEEDQC
06/24/2021 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210624-0086033

Prepared by and return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore, no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel ID:**
Blake and Allison Kovrig 3304 Misty Winds Lane Old Hickory, TN 37138	Blake and Allison Kovrig 3304 Misty Winds Lane Old Hickory, TN 37138	064-08-0A-060.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Blake Kovrig, a married man, joined by his spouse, Allison Kovrig,** hereinafter referred to as the "GRANTOR" and **Blake Kovrig and Allison Kovrig, husband and wife**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollar's cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Blake Kovrig, a married man, joined by his spouse, Allison Kovrig,** have this day quitclaimed unto **Blake Kovrig and Allison Kovrig, husband and wife**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Being Lot No. 99 on the Plan of Section Two, Merritt Downs, of record in Instrument No. 20030904-0128443, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Blake Kovrig, a married man, by Warranty Deed from James C. Yates and Rebecca R. Yates, husband and wife, dated 10/07/2016 and recorded 10/20/2016 in Instrument No. 20161020-0110909, said Register's Office.

Tax Map and Parcel ID: 064-08-0A-060.00

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: 3304 Misty Winds Lane, Old Hickory, TN 37138

In Witness Whereof, the undersigned has hereunto set his hand on this the 9 day of JUNE, 2021.

Blake Kovrig

Allison Kovrig

MELISSA H SHACKLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, the within named **Blake Kovrig and Allison Kovrig**, the bargainors, 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 9th day of June, 2021.

Notary Public

My Commission Expires
May 2, 2022
My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

The Actual Consideration of this transfer is $0.00

Affiant

Subscribed ~~and~~ sworn before me this 10th day of June, 2021.

Notary Public

My Commission Expires: 03/07/2023

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

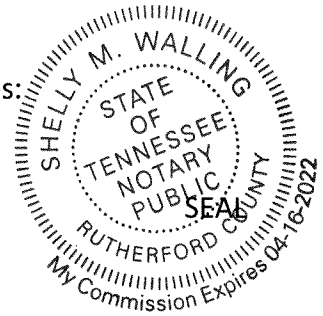
Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shelly M. Walling,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:



SEAL