Karen Johnson Davidson County
Batch# 665151 DEEDQC
06/25/2021 12:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210625-0086602

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: 20/20 Title, LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Derek Matthew Kolkema and Jennifer Ann Kolkema	DEREK MATTHEW KOLEKEMA AND JENNIFER KOLKEMA	172-12-0-B-148.00CO
212 Woodfield Cove	212 WOODFIELD COVE	
Nashville, Tennessee 37211	NASHVILLE TENNESSEE 37211	

QUITCLAIM DEED

Exempt pursuant to § 67-4-409 (a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JENNIFER ANN KOLKEMA, formerly known as JENNIFER ANN BRAMAN, now a married woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto DEREK MATTHEW KOLKEMA and JENNIFER ANN KOLKEMA, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 212 Woodfield Cove, Nashville, Tennessee 37211, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 369 on the Plan of Section Eight, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Page 387 and 388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Tax ID No.: 172-12-0-B-148.00CO

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20170322-0027733, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 212 Woodfield Cove, Nashville, Tennessee 37211.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of May, 2021.

JENNIFER ANN KOLKEMA
formerly known as JENNIFER ANN BRAMAN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JENNIFER ANN KOLKEMA, formerly known as JENNIFER ANN BRAMAN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25th day of May, 2021.

Notary Public
My Commission expires: 07/03/2023

TONIKA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

DEREK MATTHEW KOLKEMA

JENNIFER ANN KOLKEMA

Subscribed and sworn to before me this 25th day of May, 2021

Notary Public
My Commission expires: 07/03/2023

TONIKA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

True Copy Certification

I, Leigh A. Pearson, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, [Melinda Sue Perry], a notary public for this county and state, [Leigh Pearson] 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: Aug 20, 2023
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melinda Sue Perry, Notary Public
Allegheny County
My commission expires August 20, 2023
Commission number 1262941
Member, Pennsylvania Association of Notaries