AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 548418467-68246382

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 116-08-0-109

Karen Johnson Davidson County
Batch# 669832 DEEDQC
07/01/2021 02:51:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210701-0089558

QUIT CLAIM DEED

THIS DEED made and entered into on this 23 day of June, 2021, by and between **Jennifer Marie Pitman, an unmarried woman and Dominic John DiBernardi, an unmarried man**, a mailing address of 3803 Dartmouth Avenue, Nashville, TN 37215, hereinafter referred to as Grantor(s) and **Dominic John DiBernardi**, a mailing address of 3803 Dartmouth Avenue, Nashville, TN 37215, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3803 Dartmouth Avenue, Nashville, TN 37215

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Doc No. 20171109-0115788, recorded on 11/09/2017 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant 6/23/2021

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 23 day of June, 2021.

Notary Public
My Commission Expires: March 07, 2023



Name and address for person(s) responsible for taxes:

Dominic John DiBernardi
3803 Dartmouth Avenue
Nashville, TN 37215

Name and address of property owner:

Dominic John DiBernardi
3803 Dartmouth Avenue
Nashville, TN 37215

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year ~~above written.~~

Jennifer Marie Pitman

STATE OF California

COUNTY OF Fresno

Personally, appeared before me, the undersigned notary public of the aforesaid County and State, Jennifer Marie Pitman, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 24th day of June, 2021.

Notary Public

My Commission expires: 01/17/2025

Please See Attached CA Jurat - CQ

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

6/23/2021

Dominic John DiBernardi

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Dominic John DiBernardi, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 23 day of June, 2021.

Notary Public

My Commission expires: March 07, 2023

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

[X] See Attached Document (Notary to cross out lines 1–6 below)
[ ] See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno

CELESTE JACQUELYN QUIMBY
Notary Public - California
Fresno County
Commission # 2341899
My Comm. Expires Jan 17, 2025

Subscribed and sworn to (or affirmed) before me on this 24th day of June, 2021.
Date *Month* *Year*
by
(1) Jennifer Pitman
(and (2) _____),
Name(s) of Signer(s)
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed Document Date: 6/24/2021
Number of Pages: 2 Signer(s) Other Than Named Above: _____

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EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON/STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 2 of Block C on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

APN: 116-08-0-109

PROPERTY COMMONLY KNOWN AS: 3803 Dartmouth Avenue, Nashville, TN 37215

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and/or 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 NEW YORK

COUNTY OF ERIE

Personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/25

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025