THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Justin & Courtney Kowalske
604 Maplewood Lane
Nashville TN 37216

Karen Johnson Davidson County
Batch# 678720 DEEDQC
07/19/2021 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210719-0096222

--Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

Correcting Name Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Justin Alexander Kowalske and Courtney Leigh Simmons n/k/a Courtney Leigh Kowalske,** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Justin Alexander Kowalske and Courtney Leigh Kowalske, as Tenants by the Entirety** of 604 Maplewood Lane, Nashville TN 37216, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No.1 on the plan of resubdivison / partition Lot 5, Subdivision of the northerly part of Mrs. Lela Hagan's 29.13 acre tract in Maplewood, of record in Instrument No. 20131008-0105799, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel ID No: 061 06 0 053.00

Also known by street and number as: **604 Maplewood Lane, Nashville TN 37216**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a **TR**, recorded at Book _____* at Page _____ in the Register's Office of _____ County, Tennessee.

*Instrument Number 20160926-0101250

WITNESS Grantor's hand this 12th day of June, 2021.

Justin Alexander Kowalske

Courtney Leigh Simmons n/k/a Courtney Leigh Kowalske

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of June, 2021, before me, the undersigned officer, personally appeared **Justin Alexander Kowalske and Courtney Leigh Simmons n/k/a Courtney Leigh Kowalske**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission expires: 2/20/2023

Affidavit of Value

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

Justin Alexander Kowalske

Courtney Leigh Simmons n/k/a Courtney Leigh Kowalske

State of Tennessee
County of Davidson

Subscribed and sworn before me this 12th day of June, 2021.

Notary Public

My Commission expires: 2/20/2023

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Cody Wall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/12/2021 (date of document).

Cody Wall
Affiant Signature

7/8/21
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 8th day of July, 2021.

Sharon K Bell
Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.