Karen Johnson Davidson County
Batch# 683861 DEEDQC
07/27/2021 08:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210727-0100331

THIS INSTRUMENT PREPARED BY:
National Signing Services, Inc.
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763

New Owner(S) Address &
Mail Tax Statements To:
Matthew Thiemann
1542 Douglas Avenue
Nashville, TN 37206

Property Tax ID#: 083-02-0-193.00
File #: TN727867

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **MATTHEW SCHULER THIEMANN WHO ACQUIRED TITLE AS MATTHEW THIEMANN, A MARRIED MAN, HEREIN JOINED BY HIS WIFE, KATHERINE JANE THIEMANN**, as Grantor, hereby convey all rights, titles and interests that I may have in to **MATTHEW SCHULER THIEMANN AND KATHERINE JANE THIEMANN, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 083-02-0-193.00

Property Address: 1542 Douglas Avenue, Nashville, TN 37206

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 21st day of March, ~~2020~~ 2021.

MATTHEW ~~SHULER~~ THIEMANN WHO ACQUIRED TITLE AS MATTHEW THIEMANN

SCHULER MT

KATHERINE JANE THIEMANN

STATE OF TN }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, MATTHEW ~~SHULER~~ SCHULER THIEMANN WHO ACQUIRED TITLE AS MATTHEW THIEMANN and KATHERINE JANE THIEMANN, the Grantor, with whom I am personally acquainted (or who has proven to me based on satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

GREG PENDLETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal this the 21st day of March, ~~2020~~ 2021.

Notary Public
My Commission expires: 9/2/2024

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

MATTHEW ~~SHULER~~ THIEMANN

SCHULER MT

KATHERINE JANE THIEMANN

GREG PENDLETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this the 21st day of March, ~~2020~~ 2021.

Notary
My Commission expires: 9/2/2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

The following real property located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 100 on the plan of Dr. E.T. Brown's Subdivision of Lots Nos. 21 to 26, inclusive of Brownsville, of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 100 fronts 50 feet on the Southerly side of Douglas Avenue and runs back between parallel lines 162 feet, more or less to an alley.

Being the same property conveyed to Matthew Thiemann, a single person, by Deed from Jason R. Keith and Kimberly D. Keith, husband and wife, dated November 18, 2016 and recorded November 23, 2016 in instrument 20161123-0123863, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 3/21/2021 *(date of document)*.

Affiant Signature

July 22, 2021
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 22nd day of July 2021.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters