Karen Johnson Davidson County
Batch# 688984 DEEDQC
08/02/2021 02:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210802-0103647

Return to:
ANKITA MUNJAL SISSELMAN AND MICKEY SISSELMAN
4613 KENTUCKY AVENUE
NASHVILLE, TN 37209
FILE NO. FSS-022477

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANKITA MUNJAL SISSELMAN AND MICKEY SISSELMAN 4613 Kentucky Avenue NASHVILLE, TN 37209	ANKITA MUNJAL SISSELMAN AND MICKEY SISSELMAN 4613 Kentucky Avenue NASHVILLE, TN 37209	091-07-4C-001.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ANKITA MUNJAL SISSELMAN, FORMERLY KNOWN AS ANKITA MUNJAL AND SPOUSE, MICKEY SISSELMAN,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **ANKITA MUNJAL SISSELMAN AND MICKEY SISSELMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

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 UNIT A, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF 4613 KENTUCKY AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED BY DECLARATION IN INSTRUMENT NO. 20160621-0063046, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT B TO THE AFOREMENTIONED DECLARATION.

Parcel ID: 091-07-4C-001.00

BEING THE SAME PROPERTY CONVEYED TO ANKITA MUNJAL AND SPOUSE, MICKEY SISSELMAN FROM PETER WOLFF AND MELISSA WOLFF, FORMERLY MELISSA DEBATTISTA, HUSBAND AND WIFE BY WARRANTY DEED RECORDED IN INSTRUMENT: 20200316-0029142 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as: 4613 KENTUCKY AVENUE, NASHVILLE, TN 37209

202108020103647

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21 day of July, 2021.

Ankita M Sisselman, F/K/A

ANKITA MUNJAL SISSELMAN, F/K/A ANKITA MUNJAL

MICKEY SISSELMAN

STATE OF TENNESSEE
COUNTY OF Davidson
Before me, Tanya Stafford of the state and county mentioned, personally appeared **ANKITA MUNJAL SISSELMAN, F/K/A ANKITA MUNJAL AND MICKEY SISSELMAN**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Notary Public
Printed Name: Tanya Stafford
My Commission Expires: 2-14-2024

VALUATION AFFIDAVIT

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 $ 10 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 21st day of July, 2021.

Notary Public

My commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Sandra Fang, 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 July 21, 2021 (date of document).

Affiant Signature

July 22, 2021

Date

State of TX

County of Collin

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

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JENNIFER GRESSETT
Notary Public, State of Texas
Comm. Expires 12-23-2024
Notary ID 130644748