Karen Johnson Davidson County
Batch# 691508 DEEDQC
08/05/2021 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210805-0105611

NEW OWNER:

Kristi L. Qirilla and
Fjoralba Qirilla
323 Timberway Circle
Unit 108-H
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Map-Parcel Numbers:
108.07-0B108.00C

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **KRISTI L. QIRILLA, a married man,** hereinafter called the Grantor, has quitclaimed to **KRISTI L. QIRILLA, a married man, and FJORALBA QIRILLA, as joint tenants with rights of survivorship**, hereinafter called the Grantee, her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, Being Unit No. H-108 on the Plan of Timber Lake Condominiums, Created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Coda Annotated and established by Master Deed of record in Book 6549, Page 475 and by Instrument of Clarification at Book 6561, Page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete and accurate legal description of such Unit.

Being the same property conveyed to Kristi L. Qirilla, a married man, by Warranty Deed from Debra A. Sargent aka Debra A. Loe and husband, David Loe, of record as Instrument 20171031-0111452, Register's Office, for Wilson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is property known as 323 Timberway Circle, Unit 108-H, Nashville, TN 37214.

WITNESS SIGNATURE(S) this 2nd day of August, 2021.

Kristi L. Qirilla

KRISTI L. QIRILLA

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Kristi L. Qirilla,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 2nd day of August, 2021.

Celia Stewart Rouse
Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 2nd day of August, 2021.

Celia Stewart Rouse
Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, the undersigned, 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 8/2/21.

Affiant Signature

8/2/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 2nd day of August, 2021.

Notary's Signature

My Commission Expires: 4/20/23
Date

Notary's Seal

