AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210065084LD

Karen Johnson Davidson County
Batch# 692799 DEEDQC
08/09/2021 10:21:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210809-0106741

This document prepared by:
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1775 Lelia Drive Suite E (2nd floor)
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866-333-3081

Parcel ID No.: 155-10-0A-101 .00-CO

QUITCLAIM DEED

THIS DEED made and entered into on this 28th day of July, 2021, by and between **Brian C. Sarmento and Lisa D. Sarmento, both unmarried people who acquired title as husband and wife, as tenants by the entirety,** a mailing address of 617 Indian Ridge Drive, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Brian C. Sarmento, an unmarried man,** a mailing address of 617 Indian Ridge Drive, Nashville, TN 37221, 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 and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 617 Indian Ridge Drive, Nashville, TN 37221

This conveyance is 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 Document Number: 20140703-0058845, recorded on 07/03/2014 in Davidson County, Tennessee.

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

Brian C. Sarmento

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Brian C. Sarmento, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 28th day of July, 2021.

Notary Public
My Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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

Lisa D. Sarmento

Lisa D. Sarmento

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Lisa D. Sarmento, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 28th day of July, 2021.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 8, 2021

No title exam performed by the preparer. Legal description and party's names provided by the party.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

VALUATION AFFIDAVIT

I, or we, 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.

Brian Sarmento

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 28th day of July, 2021.

Karen R. Campbell

Notary Public
My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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

Brian C. Sarmento
617 Indian Ridge Drive
Nashville, TN 37221

Name and address of property owner:

Brian C. Sarmento
617 Indian Ridge Drive
Nashville, TN 37221

Schedule A

The following described real property in the County of DAVIDSON, State of TN:

Land in Davidson County, Tennessee, being Lot(s) 42, as shown on the map entitled Plan of McCrory Trace Estates, of record in Plat Book 6900, pages 720-723, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Brian C. Sarmento and Lisa D. Sarmento from Stephanie Thompson, f/k/a Stephanie Clayton, and John Thompson, by virtue of a deed dated 6/30/2014, recorded 7/3/2014, in deed as instrument no. 20140703-0058845 county of Davidson , state of Tennessee.

Certificate of Authenticity

I, Jennifer Terranova, 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 28, 2021.

Date

Jennifer Terranova

Affiant Signature

July 30, 2021

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 30th day of July, 2021.

Kimberly K. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires: 04/22/2022

Date

Notary's Seal (if on paper)