Karen Johnson Davidson County
Batch# 698867 DEEDQC
08/17/2021 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210817-0111089

Return to:

STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM CA 92806
FILE NO. NSWREF21354962

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
SEAN VAN SLUIS AND BRYNN BAILEY-VAN SLUIS	SEAN VAN SLUIS AND BRYNN BAILEY-VAN SLUIS	093-05-2A-116.00
222 POLK AVENUE, UNIT 401 NASHVILLE, TN 37203	222 POLK AVENUE, UNIT 401 NASHVILLE, TN 37203	

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, **SEAN VAN SLUIS AND BRYNN BAILEY-VAN SLUIS, WHO ERRONEOUSLY ACQUIRED TITLE AS SEAN VANSLUIS AND BRYNN BAILEY-VANSLUIS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **SEAN VAN SLUIS AND BRYNN BAILEY-VAN SLUIS, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Unit 401 on the Plan of Watauga Condominiums (formerly known as Polk Manor Condominiums) created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6339, Page 281, amended in Book 6697, Page 889, and amended and restated in Instrument No. 20061025-0132105, Register's Office for said County, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in the Master Deed and By-Laws, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sean Vansluis and Brynn Bailey-Vansluis, Husband and Wife by Warranty Deed from Jason Black, unmarried, dated November 22, 2017, recorded on December 5, 2017 as Instrument 20171205-0123914.

Property known as, 222 POLK AVENUE, UNIT 401, NASHVILLE, TN 37203

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 7 day of August, 2021.

SEAN VAN SLUIS

BRYNN BAILEY-VAN SLUIS

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared **SEAN VAN SLUIS ANDBRYNN BAILEY-VAN SLUIS,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

_____
Notary Public
Printed Name: _____
My Commission Expires: _____

See attached

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 $_____.

_____
Affiant

STATE OF TENNESSEE

COUNTY OF _____

Subscribed and sworn before me this the _____ day of _____, 20___.

_____
Notary Public
My commission expires:

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE } S.S.

On 08/07/2021 before me, PETER PEDRAM ALIMO, NOTARY PUBLIC,
Name of Notary Public, Title

personally appeared Sean Van Sluis and Brynn Bailey-Van Sluis
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

PETER PEDRAM ALIMO
COMM. # 2296819
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES JULY 13, 2023

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Quit Claim Deed,

containing 2 pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: 323-718-1558

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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Tennessee Certification of Electronic Document

I, Ana Maria Reyes, 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 8/7/2021 (date of document).

Affiant Signature

8/16/2021
Date

State of California

County of Orange

Sworn to and subscribed before me this 16 day of August, 2021.

Notary's Signature

CARMEN HEADWORTH
Notary Public - California
Los Angeles County
Commission # 2308828
My Comm. Expires Nov 10, 2023

MY COMMISSION EXPIRES: 11/10/2023

NOTARY'S SEAL