Karen Johnson Davidson County
Batch# 701596 DEEDQC
08/20/2021 10:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210820-0112811

Return to:

STEWART TITLE - ASSUMPTIONS
500 N BROADWAY STE 900
SAINT LOUIS MO 63102
FILE NO. WFRASM21355427

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
JESSICA MARIE YOUNKER	JESSICA MARIE YOUNKER	061 16 0 237.00
1301 ARDEE AVENUE NASHVILLE, TN 37216-0000	1301 ARDEE AVENUE NASHVILLE, TN 37216-0000	

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, **WILLIAM GAGGIOLI JR., AND JESSICA YOUNKER, ALSO KNOWN AS JESSICA MARIE YOUNKER, WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JESSICA MARIE YOUNKER, SINGLE**, 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:

LOT NO. 54 OF BLOCK "C" ON THE MAP OF THE RE-SUBDIVISION OF SUNNYMEADE AS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL SURVEYOR, DATED JANUARY 27, 1977.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM GAGGIOLI JR., AND JESSICA YOUNKER, AS HUSBAND AND WIFE, ON DEED DATED 03/21/2013, AND RECORDED ON 03/25/2013, AS INSTRUMENT NO. 20130325-0029134, AMONG THE REAL LAND RECORDS OF DAVIDSON COUNTY, TN.

Property known as, 1301 ARDEE AVENUE, NASHVILLE, TN 37216-0000

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 28 day of July, 2021.

WILLIAM GAGGIOLI JR.,

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Irene A. Wade of the state and county mentioned, personally appeared **WILLIAM GAGGIOLI JR.,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Irene A. Wade
My Commission Expires: 11-6-2023

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 $ ~~51,707.00~~ $0.00

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 28th day of July, 2021.

Notary Public Irene A. Wade
My commission expires: 11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 28 day of July, 2021.

Jessica Marie Younker

JESSICA YOUNKER,
A/K/A JESSICA MARIE YOUNKER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Irene A. Wade of the state and county mentioned, personally appeared **JESSICA YOUNKER, A/K/A JESSICA MARIE YOUNKER,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Irene A Wade

Notary Public
Printed Name: Irene A. Wade
My Commission Expires: 11-6-2023

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 ~~$51,707.00~~. $0.00

Jessica Marie Younker
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 28th day of July, 2021

Irene A Wade
Notary Public Irene A Wade
My commission expires: 11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Joseph Gaeta, 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 28 July 2021 (date of document).

Joseph Gaeta
Affiant Signature

30 July 2021
Date

State of Missouri

County of St Louis

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

Vernell Bowers
Notary's Signature

MY COMMISSION EXPIRES: April 19, 2023

NOTARY'S SEAL

VERNELL BOWERS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: April 19, 2023
15634878