AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-189981-NASB

Karen Johnson Davidson County
Batch# 708809 DEEDQC
09/01/2021 01:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210901-0117986

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 072 03 0 135.00

QUITCLAIM DEED

THIS DEED made and entered into on this 25th day of August, 2021, by and between **Joel Charalambakis and Megan Koontz Charalambakis F/K/A Megan Koontz, husband and wife, as tenants in common with the rights of survivorship,** a mailing address of 1220 McChesney Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Joel Charalambakis and Megan Koontz Charalambakis, husband and wife, as joint tenants with the right of survivorship,** a mailing address of 1220 McChesney Avenue, Nashville, TN 37216, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 190 ON THE MAP OF INGLEWOOD PLACE OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

SUBJECT TO ALL MATTERS AS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND TO THE ZONING AND SUBDIVISION REGULATIONS OF THE APPROPRIATE GOVERNMENTAL BODY.

Property Address: 1220 McChesney Avenue, Nashville, TN 37216

Being the same property conveyed to Joel Charalambakis and Megan Koontz, as tenants in common with the rights of survivorship from Bryan D. Lowe and wife, Michiru I. Lowe, husband and wife by Deed dated June 12, 2019 and recorded on June 17, 2019, as Instrument No. 201906179-0057621 in the Official Records of Davidson County, TN.

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

Joel Charalambakis

Megan Koontz Charalambakis F/K/A Megan Koontz

Megan Koontz Charalambakis F/K/A Megan Koontz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Joel Charalambakis and Megan Koontz Charalambakis F/K/A Megan Koontz, 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 25th day of August, 2021.

Jana Drury
Notary Public
My Commission expires: Dec. 19th, 2023

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

VALUATION AFFIDAVIT

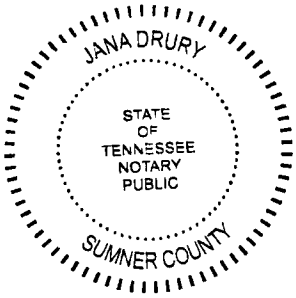
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Megan Koontz Charalambakis
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 25th day of August, 2021.

Jana Drury
Notary Public
My Commission Expires: Dec. 19th, 2023



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

Joel Charalambakis and Megan Koontz Charalambakis
1220 McChesney Avenue
Nashville, TN 37216

Name and address of property owner:

Joel Charalambakis and Megan Koontz Charalambakis
1220 McChesney Avenue
Nashville, TN 37216

Exhibit "A"

Legal Description

THAT CERTAIN PARCEL OF REAL ESTATE SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 190 ON THE MAP OF INGLEWOOD PLACE OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

SUBJECT TO ALL MATTERS AS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND TO THE ZONING AND SUBDIVISION REGULATIONS OF THE APPROPRIATE GOVERNMENTAL BODY.

BEING THE SAME PROPERTY CONVEYED TO JOEL CHARALAMBAKIS AND MEGAN KOONTZ, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP FROM BRYAN D. LOWE AND WIFE, MICHIRU I. LOWE, HUSBAND AND WIFE BY DEED DATED JUNE 12, 2019 AND RECORDED ON JUNE 17, 2019, AS 201906179-0057621.

Parcel ID Number: 072 03 0 135.00

TRUE COPY CERTIFICATION

I, Joel Charalambakis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jana Drury [Name of Notary],

a notary public for this county and state, Joel Charalambakis [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Dec. 19th, 2023

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Seal