Karen Johnson Davidson County
Batch# 719305 DEEDQC
09/17/2021 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210917-0125402

Return to:
TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE CA 91362
FILE NO. 2336904

R 2356695

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 NADEAU AND JOHN H NADEAU	JESSICA NADEAU AND JOHN H NADEAU	104 11 0G 010.00
2139 ACKLEN AVE NASHVILLE, TN 37212	2139 ACKLEN AVE NASHVILLE, TN 37212	

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, **JESSICA NADEAU, A MARRIED WOMAN WHO ACQUIRD TITLE AS UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JESSICA NADEAU, A MARRIED WOMAN AND JOHN H. NADEAU, A MARRIED MAN, (DAUGHTER AND FATHER), AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** , 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:

BEING UNIT NO. 10, ACKLEN PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED ON ACKLEN AVENUE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF ACKLEN PLACE CONDOMINIUMS, RECORDED IN BOOK 6250, PAGE 450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6561, PAGE 954, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS AND TENANTS OF ACKLEN PLACE CONDOMINIUMS, CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 6561, PAGE 954, REGISTER'S OFFICE FOR SAID COUNTY, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JOHN H. NADEAU AND WIFE, STEPHANIE NADEAU BY DEED FROM RANDY A. LIEBERMAN, A SINGLE PERSON OF RECORD IN BOOK 6904, PAGE 517 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JESSICA NADEAU, UNMARRIED BY DEED FROM JOHN H. NADEAU AND STEPHANIE NADEAU RECORDED 02/03/2006 IN INSTRUMENT NO. 20060203-0013449, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID: 104 11 0G 010.00
Property known as, 2139 ACKLEN AVE, NASHVILLE, TN 37212

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 19 day of August, 20 21.

JESSICA NADEAU

STATE OF ~~TENNESSEE~~ California

COUNTY OF Contra Costa

Before me, Shelly Connor of the state and county mentioned, personally appeared **JESSICA NADEAU**, 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: Shelly Connor
My Commission Expires: 1.21.23

SHELLY CONNOR
Notary Public - California
Contra Costa County
Commission # 2273412
My Comm. Expires Jan 21, 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 $ **10.00**.

Affiant

J. N. NADEAU

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn before me this the **19th** day of AUGUST, 20 21.

Notary Public
My commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Linda Brown, 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 **8/19/2021** (date of document).

Linda Brown
Affiant Signature

9/16/2021
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **16** day of **September**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 5-18-2025

NOTARY'S SEAL

NRO1 ROSELYN WOODWARD COMM. #2358082 Notary Public - California Los Angeles County My Comm. Expires May 18, 2025 NRO1