AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210080961LD

Karen Johnson Davidson County
Batch# 722943 DEEDQC
09/23/2021 02:21:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210923-0128126

This document prepared by:
JOHN O. WINDSOR, ESQ., Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 081-12-0-206.00

QUITCLAIM DEED

THIS DEED made and entered into on this 8 day of September, 2021, by and between **Justin Thomas Lana, a single man and Maggie Marie Skiles, a single woman who erroneously acquired title as husband and wife**, a mailing address of 1543 11th Ave N, Nashville, TN 37208, hereinafter referred to as Grantor(s) and **Justin Thomas Lana, a single man**, a mailing address of 1543 11th Ave N, Nashville, TN 37208, 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: 1543 11th Ave N, Nashville, TN 37208

Being the same parcel conveyed to Justin Thomas Lana and Maggie Marie Skiles from Assurance Restoration & Roofing, Inc., a Tennessee Corporation, by virtue of a Deed dated 07/06/2020, recorded 07/08/2020, as Instrument No. 20200708-0074036 in the County of Davidson, State of Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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

Justin Thomas Lana

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Justin Thomas Lana, 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 13 day of Sept, 2024.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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

Maggie Marie Skiles

Maggie Marie Skiles

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Maggie Marie Skiles, 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 8 day of September, 2021.

Ella K. Butler

Notary Public
My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

VALUATION AFFIDAVIT

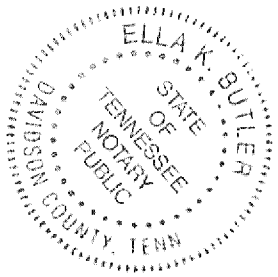
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 8 day of September, 2021.

Ella K. Butler
Notary Public
My Commission Expires: 07/09/2024



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

Justin Thomas Lana
1543 11th Ave N
Nashville, TN 37208

Name and address of property owner:

Justin Thomas Lana
1543 11th Ave N
Nashville, TN 37208

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.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before ~~me this~~ 13 day of Sept, 2021.

Notary Public
My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Justin Thomas Lana
1543 11th Ave N
Nashville, TN 37208

Name and address of property owner:

Justin Thomas Lana
1543 11th Ave N
Nashville, TN 37208

EXHIBIT A

LEGAL DESCRIPTION

The following described property situated in the County of Davidson, State of Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 89 ON THE PLAN OF D. T. MCGAVOCK AND OTHERS ADDITION OF RECORD IN PLAT BOOK 21, PAGE 41, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PARCEL CONVEYED TO JUSTIN THOMAS LANA AND MAGGIE MARIE SKILES FROM ASSURANCE RESTORATION & ROOFING, INC., A TENNESSEE CORPORATION, BY VIRTUE OF A DEED DATED 07/06/2020, RECORDED 07/08/2020, AS INSTRUMENT NO. 20200708-0074036 COUNTY OF DAVIDSON, STATE OF TENNESSEE

Parcel/APN/Tax ID: 081 12 0 206.00

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 9/8/2021.

Date

Jennifer Terranova

Affiant Signature

9/15/2021

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 15th day of September, 20 21.

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)