**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
1-14422-TC

Karen Johnson Davidson County
Batch# 751553 DEEDQC
11/09/2021 10:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211109-0149339

| Address New Owner As: | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Liliana R. Angeles and Kyle T. Wisniewski<br>214 Colt Drive<br>Nashville, TN 37221 | New Owner | 128-10-0-143.00 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 25th day of October 2021.

Notary Public

My Commission Expires: 11-6-2024
(Affix Seal)

WILLIAM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Liliana Ramos Angeles, a married woman and Julia A. Ramos Angeles, a married woman,** hereinafter referred to as the Grantors, has this day quitclaim unto **Liliana Ramos Angeles and Kyle T. Wisniewski, wife and husband,** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Stacy Square, Section 4 as of record in Book 4460, Page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Liliana Ramos Angeles, an unmarried woman and Julia A. Ramos Angeles, a married woman, by Quitclaim Deed from Julia A. Ramos Angeles, also known as Julia R. Ramos Angeles and husband, German S. Angeles, of record in Instrument No. 20110330-0024350, in the Register's Office of Davidson County, Tennessee, dated February 11, 2011 and recorded on March 30, 2011. Kyle T. Wisniewski joins this conveyance to convey any and all marital interest he may have.

This is improved property known as: **214 Colt Drive, Nashville, TN 37221.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This property is not a marital residence of Julie A. Ramos Angeles and as such is not subject to any homestead, dower, or other marital interest of her spouse.

**IN WITNESS WHEREOF**, this instrument has been executed this the 25th day of October 2021.

**GRANTORS:**

Liliana Ramos Angeles

**Liliana Ramos Angeles**

Julia A. Ramos Angeles

**Julia A. Ramos Angeles**

Kyle T Wisniewski

**Kyle T. Wisniewski**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Liliana Ramos Angeles, Julia A. Ramos Angeles, and Kyle T. Wisniewski,** the within named bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged, that they executed the foregoing instrument for the purposes therein contained.

**IN WITNESS WHEREOF**, this the 25th day of October 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jim Myers

Notary Public
My Commission Expires: 11-6-2024

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10/25/21 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 10/25/2021

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 25 **day of** October, **2** 021.

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.6.2024

**Notary's Seal (if on paper)**

