Name and Address of New Owner:
Jamie Moran Warnecke
Christopher Paul Warnecke
1210 Chapel Ave.
Nashville, TN 37206

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 764330 DEEDQC
12/01/2021 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211201-0158676

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 083-02-0-342.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jamie Moran Warnecke f/k/a Jamie Moran, a married woman,** "the Grantor," conveys and quitclaims unto **Jamie Moran Warnecke and husband, Christopher Paul Warnecke,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Part of Lot 6 on the Plan of H.M. Doak's Subdivision, of record in Plat at Instrument No. 20040823-0101509, 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 property conveyed to Jamie Moran, a single woman by Warranty Deed from Chris A. Gwaltney ABD Gwen A. Gwaltney of record as Instrument No. 20151006-0101486 in the Register's Office for Davidson County, Tennessee, dated September 28, 2015 and recorded on October 6, 2015.
>
> Jamie Moran subsequently married Christopher Paul Warnecke and is now known as Jamie Moran Warnecke.
>
> Being also known as: 1210 Chapel Avenue, Nashville, TN 37206

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 19th day of November, 2021.

(SEAL)
JAMIE MORAN WARNECKE

STATE OF RHODE ISLAND
COUNTY OF Providence

On this 19th day of November, 2021, before me personally appeared Jamie Moran Warnecke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of November, 2021.

Notary Signature
My commission expires: 9/23/2024

RICHARD A. VERDUCHI
NOTARY PUBLIC
STATE OF RHODE ISLAND
NOTARY ID # 754451
MY COMMISSION EXPIRES 09/23/2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF ~~TENNESSEE~~ Rhode Island
COUNTY OF ~~DAVIDSON~~ Providence

Sworn to and subscribed before me this 19th day of November, 2021.

Notary Signature
My commission expires: 9/23/2024

RICHARD A. VERDUCHI
NOTARY PUBLIC
STATE OF RHODE ISLAND
NOTARY ID # 754451
MY COMMISSION EXPIRES 09/23/2024

Certificate of Authenticity

I, Emily Manno, 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 11/19/21.

Date

Affiant Signature

11/19/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of November, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON