QUITCLAIM DEED

STATE OF _____
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

SUBSCRIBED AND SWORN _____, 20____.

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0

_____, Affiant

Subscribed and sworn before me this the 10 Day of December, 2021.

_____, Deputy Register

Karen Johnson Davidson County
Batch# 771421 DEEDQC
12/10/2021 09:06:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211210-0163835

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 372121

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jake Sommers	New Owner	
(NAME)	(NAME)	091-06-0-381.00
5613 Tennessee Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN SOMMERS, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAKE SOMMERS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1520 of Block No. 202 on the Plan of Extension of Plan No. 1 West Nashville of record in Plat Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1520 fronts 25 feet of the Southerly side of Tennessee Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Karen Sommers, a married woman and Jake Sommers, an unmarried man, as joint tenants with right of survivorship by Warranty deed from Dona H. Tannler, married and Joseph House, unmarried, of record in Instrument No. 20180205-0011308 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 5, 2018.

The above-described property has never been the primary or marital residence of Karen Sommers.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5613 Tennessee Avenue, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 30 day of October, 2021

Karen Sommers

STATE OF FLORIDA

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN SOMMERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 of October, 2021.

Notary Public

My Commission Expires: _____
(SEAL)

PREPETIT JOSEPH
Notary Public - State of Florida
Commission # HH 025787
My Comm. Expires Aug 26, 2024
Bonded through National Notary Assn.

RETURN TO:

Jake Sommers
5613 Tennessee Avenue
Nashville, TN 37209