AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-210183-CTB

Karen Johnson Davidson County
Batch# 781584 DEEDQC
12/29/2021 03:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211229-0171438

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

Parcel ID No.: 081 03 4C 002.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 16th day of December, 20 21, by and between **Matthew Weinheimer, a married man, who acquired title as an unmarried man, joined in execution by his spouse, Alyse Weinheimer,** a mailing address of 116 North 86th Street, Wauwatosa, WI, 53226, hereinafter referred to as Grantor(s) and **Matthew Weinheimer and Alyse Weinheimer, husband and wife, as tenants by the entirety**, a mailing address of 116 North 86th Street, Wauwatosa, WI, 53226, 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: 2108 11th Avenue, Unit B, Nashville, TN 37208

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.

Matthew Weinheimer

Alyse Weinheimer

STATE OF Wisconsin
COUNTY OF Milwaukee

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Matthew Weinheimer and Alyse Weinheimer, 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 Milwaukee, Wisconsin, this 16th day of December, 2021.

Justin Blad, Notary Public
Notary Public
My Commission expires: 9-13-2024

JUSTIN BLAD
Notary Public
State of Wisconsin

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

Print Name: Matthew Weinheimer

STATE OF Wisconsin
COUNTY OF Milwaukee

Sworn to before me this 16th day of December, 2021. By Matthew Weinheimer. JB

Justin Blad, Notary Public
Notary Public
My Commission Expires: 9-13-2024

JUSTIN BLAD
Notary Public
State of Wisconsin

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

Matthew Weinheimer and Alyse Weinheimer
2108 11th Avenue, Unit B
Nashville, TN 37208

Name and address of property owner:

Matthew Weinheimer and Alyse Weinheimer
2108 11th Avenue, Unit B
Nashville, TN 37208

EXHIBIT A
LEGAL DESCRIPTION

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

UNIT B, TOWNHOMES AT 2108 11TH AVENUE NORTH, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TOWNHOMES OF 2108 11TH AVENUE NORTH, OF RECORD IN INSTRUMENT 20180102-0000577, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

GRANTOR COVENANTS WITH THE SAID GRANTEE THAT HE IS LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY IT AND THE SAME IS UNENCUMBERED, EXCEPT AS FOLLOWS:

1. REAL ESTATE TAXES FOR THE CURRENT YEAR, WHICH HAVE BEEN PRORATED BETWEEN THE PARTIES HEREIN AND ASSUMED BY THE GRANTEE.

2. MATTERS, IF ANY, SHOWN ON ANY APPLICABLE PLAN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

3. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY, CONTAINED IN FORMER INSTRUMENTS OF RECORD PERTAINING TO SUBJECT PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW WEINHEIMER, UNMARRIED MAN FROM PEARL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 20, 2018 AND RECORDED ON SEPTEMBER 25, 2018 AS INSTRUMENT NUMBER 20180925-0095085.

PARCEL ID NUMBER: 081 03 4C 002.00

PROPERTY COMMONLY KNOWN AS: 2108 11TH AVENUE, UNIT B, NASHVILLE, TN 37208

TRUE COPY CERTIFICATION

I, Matthew Weinheimer, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF Wisconsin
COUNTY OF Milwaukee

Personally appeared before me, Justin Blad [Name of Notary],

a notary public for this county and state. Matthew Weinheimer [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JUSTIN BLAD
Notary Public
State of Wisconsin

Justin Blad, Notary Public
Notary's Signature

My Commission Expires: 9-13-2024

Notary's Seal