Karen Johnson Davidson County
Batch# 795756 DEEDQC
01/26/2022 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $446.77
20220126-0009569

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Cristina M. Jipianu 3424 Milbridge Drive Antioch, TN 37013

Order Number: PMCREF21405744

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Cosmin N. Jipianu, an unmarried person and their former spouse, Cristina M. Jipianu, aka Cristina M. Negoitescu Jipianu, an unmarried person,** for One Hundred Twenty Thousand Seven Hundred Forty-Eight Dollars ($120,748.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Cristina M. Jipianu, an unmarried person,** whose address is 3424 Milbridge Drive, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Section One, Peninsula Point, of record in Book 9700, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cosmin N. Jipianu and Cristina M. Negoitescu Jipianu, husband and wife by Special Warranty Deed from The Secretary of Housing and Urban Development, dated April 8, 2015, recorded on April 17, 2015 as Instrument 20150417-0034297.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to _____

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 137-13-0A-004.00
Street address of property: 3424 Milbridge Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: as Instrument 20150417-0034297 in the Register's Office, Davidson County, Tennessee.

Signed this 5th day of December, 2021.

Signature of Grantors ~~(1 of 2)~~:

Cosmin N. Jipianu

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 5th day of December, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Cosmin N. Jipianu, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Tressie M. Lewis
Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Signed this 5th day of December, 2021.

Signature of Grantors (2 of 2):

Cristina M. Jipianu aka Cristina M. Negoitescu Jipianu

Cristina M. Jipianu, aka
Cristina M. Negoitescu Jipianu

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 5th day of December, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Cristina M. Jipianu, aka Cristina M. Negoitescu Jipianu, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Tressie M. Lewis
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 137-13-0A-004.00
Street address of property: 3424 Milbridge Drive, Antioch, TN 37013

Cristina M. Jipianu aka Cristina M. Negoitescu Jipianu
Cosmin N. Jipianu

Oath of Consideration

I or we, _____, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $120,748.00

Signed this 5th day of December, 2021.

Signatures of Affiant(s):

Cristina M. Jipianu aka Cristina M. Negoitescu Jipianu
Cosmin N. Jipianu

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Sworn and subscribed before me this 5th day of December 2021.

Tressie M. Lewis
Notary Public