Karen Johnson Davidson County
Batch# 823010 DEEDQC
03/16/2022 11:08:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220316-0030652

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Westcor Land Title Insurance Company, 600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-1217928

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Jarrad H. Kritzstein	Jarrad H. Kritzstein	07313005000
1520 Wendell Avenue	1520 Wendell Avenue	
Nashville, TN 37206	Nashville, TN 37206	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JARRAD KRITZSTEIN also known as JARRAD H. KRITZSTEIN, an unmarried person and SIDNEY KRITZSTEIN and BEVERLY V. KRITZSTEIN, husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JARRAD H. KRITZSTEIN, an unmarried person, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 1520 Wendell Avenue, Nashville, TN 37206, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 23 FEET OF LOT NO. 11, ALL OF LOT NOS. 12 AND 13, AND THE NOTHERLY 1 FOOT OF LOT NO. 14, BLOCK B ON THE PLAN OF DAVIS HEIGHTS OF RECORD IN PLAT BOOK 843, PAGE 104, 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 LOTS AND PART OF SAID LOTS ADJOIN AND FRONT TOGETHER 74 FEET ON THE WESTERLY SIDE OF WENDELL AVENUE AND RUN BACK BETWEEN LINES,

212.50 FEET ON THE NORTHERLY LINE OF PART OF LOT NO. 11 AND 216.3 FEET ON THE SOUTHERLY LINE OF PART OF LOT NO. 14 TO A DEAD LINE IN THE REAR ON WHICH THEY MEASURE 74 FEET.

Tax ID No.: 07313005000

Being the same property conveyed to Jarrad Kritzstein, unmarried and Sidney Kritzstein and Beverly V. Kritzstein, husband and wife, by Deed dated August 28, 2019 and recorded September 5, 2019, in Instrument No. 20190905-0089888, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1520 Wendell Avenue, Nashville, TN 37206.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11 day of Feb, 2022.

Jarrad Kritzstein also known as Jarrad H. Kritz

JARRAD KRITZSTEIN also known as
JARRAD H. KRITZSTEIN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JARRAD KRITZSTEIN also known as JARRAD H. KRITZSTEIN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 11 day of Feb, 2022.

Notary Public
My Commission expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8 day of FEBRUARY, 2022.

SIDNEY KRITZSTEIN

STATE OF TENNESSEE
COUNTY OF **ORANGE**

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SIDNEY KRITZSTEIN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 11 day of Feb, 2022.

SEE ATTACHED JB

Notary Public
My Commission expires:

BEVERLY V. KRITZSTEIN

STATE OF TENNESSEE
COUNTY OF **ORANGE**

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BEVERLY V. KRITZSTEIN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 11 day of Feb, 2022.

SEE ATTACHED JB

Notary Public
My Commission expires:

Quitclaim Deed BSS-TN-RF - 1217928

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 02/08/2022 before me, J. Berekoff, Notary Public
(insert name and title of the officer)

personally appeared Beverly V. Kritzstein,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. BEREKOFF
COMM. #2296878
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
Comm. Expires July 13, 2023

Signature _____ (Seal)

Quitclaim Deed BSS-TN-RF-1217928

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 02/08/2022 before me, J. Berekoff, Notary Public
(insert name and title of the officer)

personally appeared Sidney Kritzstein,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. BEREKOFF
COMM. #2296878
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
Comm. Expires July 13, 2023

Signature _____ (Seal)

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

JARRAD H. KRITZSTEIN

Subscribed and sworn to before me this 11 day of Feb, 2022.

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 1-28-2024

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 Feb 11 2022 (date of document).

Affiant Signature

Feb 16 2022

Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 16 day of Feb, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499