Karen Johnson Davidson County
Batch# 827387 DEEDQC
03/23/2022 03:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220323-0033684

AFTER RECORDING RETURN TO:
Priority Title & Escrow
641 Lynnhaven Pkwy, Suite 200
Virginia Beach, VA 23452
File No. 12204620

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

Map-Parcel No.: 133-01-0-016.00

QUITCLAIM DEED

THIS DEED made and entered into on this 8 day of March, 20 22, by and between **James Mitchell Nikcevich, a single person**, a mailing address of 517 Drake Avenue, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **James Mitchell Nikcevich, a single person and Jana L. Goebel, a married person, as joint tenants with right of survivorship**, a mailing address of 517 Drake Avenue, Nashville, TN 37211, 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: 517 Drake Avenue, Nashville, TN 37211

Being the same property conveyed to James Mitchell Nikcevich from Thomas C. Coursey in a Warranty Deed dated 06/22/2017 and recorded 06/23/2017 under Instrument Number: 20170623-0063506 in the Register's Office of Davidson County, Tennessee.

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.

James Mitchell Nikcevich

James Mitchell Nikcevich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, James Mitchell Nikcevich, 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 NASHVILLE, TN, this 8TH day of MARCH, 2022.

Jessica Cammock

Notary Public JESSICA CAMMOCK
My Commission expires: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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.

James Mitchell Nikcevich
Affiant

Print Name: JAMES MITCHELL NIKCEVICH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 8TH day of MARCH, 20 22.

Jessica Cammock
Notary Public JESSICA CAMMOCK
My Commission Expires: 11/06/2024



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

James Mitchell Nikcevich and Jana L. Goebel
517 Drake Avenue
Nashville, TN 37211

Name and address of property owner:

James Mitchell Nikcevich and Jana L. Goebel
517 Drake Avenue
Nashville, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot(s) 48, as shown on the map entitled the Map of H.G. McNabb's Subdivision, of record in Plat Book 1130, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Subject to taxes for the current year, any and all zoning regulations, restrictions, setback lines, easements, and encumbrances of record, if any, as may affect the premises.

Parcel ID Number: 133-01-0-016.00

Being all and the same lands and premises conveyed to James Mitchell Nikcevich by Thomas C. Coursey in a Warranty Deed dated 06/22/2017 and recorded 06/23/2017 in Instrument No. 20170623-0063506 in the Land Records of Davidson County, Tennessee.

Property commonly known as: 517 Drake Avenue, Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Jezel Gaillard, 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 3-8-2022 (date of document).

Jezel Gaillard
Affiant Signature

3-8-2022
Date

State of Virginia
County of Virginia Beach

Sworn to and subscribed before me this 8th day of March, 2022.

Janice Crawford
Notary's Signature **Janice L. Crawford**

MY COMMISSION EXPIRES: 7/31/24

NOTARY SEAL:

