Karen Johnson Davidson County
Batch# 835717 DEEDQC
04/06/2022 02:01:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220406-0040008

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-222815-WCM

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

Map-Parcel No.: 072 13 0 298.00

QUITCLAIM DEED

THIS DEED made and entered into on this 16 day of MARCH, 20 22, by and between **JOSEPH ISAKSEN and ALEXANDRA TODD, HUSBAND AND WIFE, WHO BOTH ACQUIRED TITLE AS SINGLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 913 West Avenue, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **JOSEPH ISAKSEN and ALEXANDRA TODD, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, a mailing address of 913 West Avenue, Nashville, TN 37206, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 7 ON THE MAP OF SPRINGDALE SUBDIVISION OF RECORD IN BOOK 974, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF WEST AVENUE AT THE CORNER OF LOTS NO. 7 AND 8; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHERLY 119.5 FEET; THENCE WESTERLY 50.0 FEET TO THE CORNER OF LOTS NO. 6 AND 7; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHERLY 89.0 FEET, MORE OR LESS, TO THE STATE OF TENNESSEE PROPERTY IN BOOK 4184, PAGE 355, IN SAID REGISTER'S OFFICE; THENCE SOUTHEASTERLY 58.0 FEET, MORE OR LESS, TO THE BEGINNING.

Subject To:
(1) All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;
(2) Any and all applicable governmental and/or zoning regulations;
(3) Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Property Address: 913 West Avenue, Nashville, TN 37206

Being the same property conveyed to Joseph Isaksen, a single man and Alexandra Todd, a single woman, joint tenants with right of survivorship from J and J Ventures, LLC, a limited liability company, by Deed dated October 22, 2020 and recorded on October 26, 2020, as Instrument Number: 202010260123951.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JOSEPH ISAKSEN

ALEXANDRA TODD

STATE OF Massachusetts
COUNTY OF Worcester

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JOSEPH ISAKSEN and ~~ALEXANDRA TODD~~, 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 Massachusetts, this 16 day of March, 2022.

Notary Public
My Commission expires: August 18 2028

Kyle Paganelli
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 18, 2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

Acknowledgement

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 Indiana

County of Allen

On 19 March 2022 before me, Tamara Edwards

(Insert name and title of the officer)

Personally appeared Alexandra Todd ,

who proved to me on the basis 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 PEANLTY OF PERJURY under the laws of the State of Indiana

that foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tamara Edwards (Seal)

TAMARA EDWARDS
Notary Public - Seal
Allen County - State of Indiana
Commission Number NP0728226
My Commission Expires Aug 16, 2028

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: Joseph Isaksen

STATE OF Massachusetts
COUNTY OF Worcester

Sworn to before me this 16 day of March, 2022

Notary Public
My Commission Expires: August 18 2028

Kyle Paganelli
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 18, 2028

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

JOSEPH ISAKSEN and ALEXANDRA TODD
913 West Avenue
Nashville, TN 37206

Name and address of property owner:

JOSEPH ISAKSEN and ALEXANDRA TODD
913 West Avenue
Nashville, TN 37206

EXHIBIT A

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

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 7 ON THE MAP OF SPRINGDALE SUBDIVISION OF RECORD IN BOOK 974, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SUBJECT TO:
(1) ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD; (2) ANY AND ALL APPLICABLE GOVERNMENTAL AND/OR ZONING REGULATIONS; (3) TAXES WHICH HAVE BEEN PRO-RATED AS OF THE DATE OF CLOSING AND ASSUMED BY THE GRANTEE HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH ISAKSEN, A SINGLE MAN AND ALEXANDRA TODD, A SINGLE WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM J AND J VENTURES LLC, A LIMITED LIABILITY COMPANY, BY DEED DATED OCTOBER 22, 2020 AND RECORDED ON OCTOBER 26, 2020, AS 202010260123951

Certificate of Authenticity

I, Caitlin Rich, 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 03/16/2022.

Date

Affiant Signature

03/31/2022

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this **31st day of March, 2022.**

Notary's Signature

My Commission Expires: 03/30/2024

Date

Notary's Seal (if on paper)

Sarah Murphy
NOTARY
PUBLIC
STATE OF RHODE ISLAND