Karen Johnson Davidson County
Batch# 848900 DEEDQC
05/02/2022 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220502-0050429

Return to:

STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM CA 92806
FILE NO. NSWREF22438333

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK FRANCIS WINKELSPECHT	MARK FRANCIS WINKELSPECHT	122010A33900CO
238 BUCK RUN DRIVE NASHVILLE, TN 37214	238 BUCK RUN DRIVE NASHVILLE, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MARK FRANCIS WINKELSPECHT, AN UNMARRIED MAN WHO ACQUIRED TITLE AS MARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **MARK FRANCIS WINKELSPECHT, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Woodland Point, Phase 9, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020725-0089575, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Francis Winkelspecht, married by Warranty Deed from Erin M. Bellamy f/k/a Erin M. Hughes, married, dated November 22, 2019, recorded on December 4, 2019 as Instrument 20191204-0124991.

Property known as, 238 BUCK RUN DRIVE, NASHVILLE, TN 37214

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of April, 2022.

MARK FRANCIS WINKELSPECHT

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Sharon Hanley Holt of the state and county mentioned, personally appeared **MARK FRANCIS WINKELSPECHT** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

SHARON HANLEY HOLT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

Notary Public
Printed Name: Sharon Hanley Holt
My Commission Expires: 9/6/2022

VALUATION AFFIDAVIT

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

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 22 day of April, 2022

Notary Public

My commission expires: 9/6/2022

SHARON HANLEY HOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

Tennessee Certification of Electronic Document

I, Julie Costa, 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 April 22, 2022 (date of document).

Julie Costa
Affiant Signature

4-25-22
Date

State of California

County of Orange

Sworn to and subscribed before me this 25 day of April, 2022.

Paula G. Murdock
Notary's Signature

MY COMMISSION EXPIRES: 11/10/22

NOTARY'S SEAL

PAULA G. MURDOCK
COMM. # 2266339
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. NOV. 10, 2022

202205020050429