Karen Johnson Davidson County
Batch# 860291 DEEDQC
05/20/2022 02:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220520-0059086

AFTER RECORDING RETURN TO:
WFG Lender Services
5000 Legacy Drive, Suite 190
Plano, TX 75024
File No. 2131429TN

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 052130B42400CO

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 11 day of MAY, 2022 by and between **Craig M. Lizar, a married man who acquired title as a single man**, residing at 3117 Penn Meade Way, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Craig M. Lizar and Michelle D. Johnson, a married couple, as tenants by the entirety**, residing at 3117 Penn Meade Way, Nashville, TN 37214, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 39 ON THE PLAN OF RIVER GLEN PHASE 6, OF RECORD IN INSTRUMENT NUMBER 20050602-0062805 AND A PART OF THE HORIZONTAL PROPERTY REGIME OF RIVER GLEN, A HORIZONTAL PROPERTY REGIME CREATED UNDER MASTER DEED AND BY- LAWS OF RECORD IN BOOK 7566, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RIVER GLEN, PHASE 6, IS SUBMITTED BY DECLARATION OF SUBMISSION OF RECORD AS INSTRUMENT NUMBER 20050713-0081132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO CRAIG M. LIZAR, A SINGLE MAN BY DEED FROM BROOKE A. MILLER, F/K/A BROOKE A. SHARPE AKA BROOKE ARDEN MILLER, A MARRIED WOMAN DATED JANUARY 16, 2018 AND RECORDED JANUARY 18, 2018 UNDER 20180118-0005228 OF THE DAVIDSON COUNTY, TN RECORDER'S OFFICE.

Property Address: 3117 Penn Meade Way, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/18/2018 under Instrument Number: 20180118-0005228 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.

Craig M. Lizar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Craig M. Lizar, 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 11 day of MAY, 2022

Notary Public

My Commission expires: 03/03/2025

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Recordation Requested By:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, California 91361

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: Craig M. Lizar

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 11 day of MAY, 2022

Notary Public
My Commission Expires: 03/03/2025

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Craig M. Lizar and Michelle D. Johnson
3117 Penn Meade Way
Nashville, TN 37214

Name and address of property owner:

Craig M. Lizar and Michelle D. Johnson
3117 Penn Meade Way
Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 7/5/2021 (date of document).

Affiant Signature

7/5/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 5 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954