Karen Johnson Davidson County
Batch# 860551 DEEDQC
05/23/2022 11:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220523-0059477

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 17 day of May, 2022.

Notary Public

My commission expires: 10/21/2024

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Graham Waks	**New Owner**	**08311008900**
2403 Barclay Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mark Waks, and Andrea Waks, "** GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Graham Waks, an Unmarried man, and Rachael Petry, an unmarried woman,** herein called "GRANTEE(S)", their successors, heirs and assigns all of their right, title and interest in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Eastland Acres, Section I, of record in Book 2133, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Graham Waks, Mark Waks, and Andrea Waks, by Warranty Deed from Shilo Anders, unmarried, dated September 30, 2013, of record in Instrument No. 20131004-0104482, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2403 Barclay Drive, Nashville, TN 37206**

WITNESS my/our hand(s) this 6 day of May, 2022.

Mark Waks

Andrea Waks

STATE OF CALIFORNIA

COUNTY OF ORANGE

Personally appeared before me, a Notary Public of said County and State, **Mark Waks and Andrea Waks,** the within named Grantor(s), 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, at office, this 6 day of MAY, 2022.

Notary Public

KALPESH BHATT
COMM. #2241222
Notary Public - California
Orange County
My Comm. Expires June 1, 2022

My Commission Expires: 06.01.2022

202205230059477

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 5/16/2022 (date of document).

Affiant Signature

5/17/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

