AFTER RECORDING RETURN TO:
Old Republic Title
530 S. Main Street; Suite 1061
Akron, OH 44311
File No. 8103044470

Karen Johnson Davidson County
Batch# 865327 DEEDQC
05/31/2022 03:13:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220531-0062806

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

Map-Parcel No.: 104 11 0G 010.00

QUITCLAIM DEED

THIS DEED made and entered into on this 2 day of May, 2022, by and between **JESSICA NADEAU, A MARRIED WOMAN JOINED IN EXECUTION BY HER SPOUSE, ANDREW PATRICK WHEAT and JOHN H. NADEAU, A MARRIED MAN JOINED IN EXECUTION BY HIS SPOUSE, MARGARET STEPHANIE NADEAU,** a mailing address of 2139 ACKLEN AVENUE, # UNIT K, NASHVILLE, TN 37212-3501, hereinafter referred to as Grantor(s) and **JESSICA NADEAU and ANDREW PATRICK WHEAT, WIFE AND HUSBAND and JOHN H. NADEAU, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** a mailing address of 2139 ACKLEN AVENUE, # UNIT K, NASHVILLE, TN 37212-3501, 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: 2139 ACKLEN AVENUE, # UNIT K, NASHVILLE, TN 37212-3501

Being the same property conveyed to Jessica Nadeau and John H. Nadeau from Jessica Nadeau in a Quitclaim Deed dated 08/19/2021 and recorded 09/17/2021 under Document Number: 20210917-0125402 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.

X _____
Jessica Nadeau

X _____
Andrew Patrick Wheat

STATE OF CA
COUNTY OF Contra Costa

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jessica Nadeau and Andrew Patrick Wheat, 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 Concord, this 2 day of May, 2022.

_____
Notary Public
My Commission expires: 10.19.23

MONICA A. LEDEZMA
COMM. #2309396
Notary Public - California
Contra Costa County
My Comm. Expires Oct. 19, 2023

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

John H. Nadeau

Margaret Stephanie Nadeau

Margaret Stephanie Nadeau

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, John H. Nadeau and Margaret Stephanie Nadeau, 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 5 day of MAY, 20 22

Notary Public
My Commission expires: 03/03/2025

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

X _____
Affiant

X _____

Print Name: Jessica M. Nadeau Andrew P Wheat

JOHN H. Nadeau

STATE OF _____
COUNTY OF _____

Sworn to before me this _____ day of _____, 20____.

_____
Notary Public
My Commission Expires: _____

See Attached

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

JESSICA NADEAU and ANDREW PATRICK WHEAT and JOHN H. NADEAU
2139 ACKLEN AVENUE, # UNIT K
NASHVILLE, TN 37212-3501

Name and address of property owner:

JESSICA NADEAU and ANDREW PATRICK WHEAT and JOHN H. NADEAU
2139 ACKLEN AVENUE, # UNIT K
NASHVILLE, TN 37212-3501

CALIFORNIA JURAT

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 CALIFORNIA }

COUNTY OF Contra Costa

Subscribed and sworn to (or affirmed) before me on this 2 (Date) day of May (Month) 2022 (Year)

by Jessica M. Nadeau & Andrew P. Wheat

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MONICA A. LEDEZMA
COMM. #2309396
Notary Public - California
Contra Costa County
My Comm. Expires Oct. 19, 2023

Seal

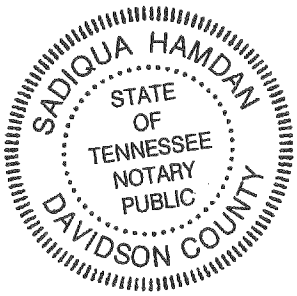
Signature: _____
Signature of Notary Public

State of **Tennessee**

County of **Davidson**

On this the **5th day of May, 2022**, before me, the undersigned personally appeared John H. Nadeau known to me (satisfactorily proven) to be the person(s) whose name(s) is/are subscribed in the forgoing instrument and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained and desired his act be recorded as such.

IN WITNESS HEREOF, I have hereunto set my hand and official seal



SADIQUA HAMDAN, NOTARY PUBLIC

My Commission Expires 03/03/2025

EXHIBIT A

SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING UNIT NO. 10, ACKLEN PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED ON ACKLEN AVENUE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF ACKLEN PLACE CONDOMINIUMS, RECORDED IN BOOK 6250, PAGE 450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6561, PACE 954, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS AND TENANTS OF ACKLEN PLACE CONDOMINIUMS, CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 6561, PAGE 954, REGISTER'S OFFICE FOR SAID COUNTY, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

TAX ID NO: 104 11 0G 010.00 (MAP AND PARCEL) 104110G01000CO (ACCOUNT)

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED

GRANTOR:	JESSICA NADEAU, A MARRIED WOMAN, WHO ACQUIRED TITLE AS UNMARRIED
GRANTEE:	JESSICA NADEAU, A MARRIED WOMAN, AND JOHN H. NADEAU, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
DATED:	08/19/2021
RECORDED:	09/17/2021
DOC#/BOOK-PAGE:	20210917-0125402

ADDRESS: 2139 ACKLEN AVENUE, # UNIT K, NASHVILLE, TN 37212-3501

END OF SCHEDULE A

Tennessee Certification of Electronic Document

I, Donna Scarcott, 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 MAY 2,2022 (date of document).

Affiant Signature

5/26/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 26 day of MAY, 2022.

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