Karen Johnson Davidson County
Batch# 903209 DEEDQC
08/15/2022 10:24:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220815-0092324

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2118311

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jean Y. Jutila, 2112 NASHBORO BLVD., NASHVILLE, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135 12 0B 026.00

QUITCLAIM DEED

Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(4)

Jean Y. Jutila, unmarried and her father, **John W. Jutila, Jr., who conveys non homestead property,** hereinafter grantors, whose tax-mailing address is **2112 NASHBORO BLVD., NASHVILLE, TN 37217**, for $0.00 (Zero Dollars and no cents) in consideration paid, grant and quitclaim to **Jean Y. Jutila**, an unmarried woman, hereinafter grantee, whose tax mailing address is **2112 NASHBORO BLVD., NASHVILLE, TN 37217**, the following real property in Davidson County, Tennessee:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property as conveyed from Jean Y. Jutila to Jean Y. Jutila and John W. Jutila, Jr., as tenants by the entirety as set forth in Deed Instrument #20160714-0072345 dated 07/05/2016, recorded 07/14/2016, DAVIDSON County, TENNESSEE.

Parcel ID: 135 12 0B 026.00

Executed by the undersigned on AUGUST 8, 2022

Jean Y. Jutila

Jean Y. Jutila

John W. Jutila, Jr.,

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on AUGUST 8, 2022 by **Jean Y. Jutila** and ~~**John W. Jutila, Jr.**~~, who are personally known to me or have produced Tennessee D.L as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Kamara Beal

Notary Public

KAMARA BEAL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Executed by the undersigned on March 28, 2022:

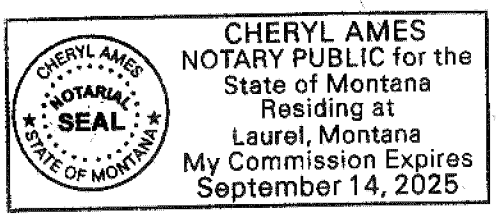
Jean Y. Jutila

John W. Jutila, Jr.,

STATE OF Montana
COUNTY OF Carbon

The foregoing instrument was acknowledged before me on March 28, 2022 by **Jean Y. Jutila** and **John W. Jutila, Jr.,** who are personally known to me or have produced MT DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Cheryl Ames
Notary Public



State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8th day of August, 20 22.

Jean V Sutila
Affiant

Jean V Sutila
Print Name

(Seal) KAMARA BEAL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Kamara Beal
Notary Public

My commission expires:

4/19/2025

KAMARA BEAL
Print Name

CTIC# _____

EXHIBIT A
(LEGAL DESCRIPTION)

Being Unit No, 26 on the Plan of Horizontal Property Regime, Private Elements Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, Pages 49 and 50, which amends the plat of record in Book 4660, Page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

PROPERTY ADDRESS 2112 NASHBORO BLVD., NASHVILLE, TN 37217

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 8-8-2022 (date of document).

Courtney Kern
Affiant Signature

8-10-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10th day of Aug, 2022.

Suzanne G Rafla
Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145

218311 Deed

202208150092324