Name and Address of New Owner:
Jane Mondul
1101 18th Ave South, Unit 610
Nashville, TN 37212

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 906759 DEEDQC
08/23/2022 01:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220823-0095230

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 104-04-0E-610.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard Burton, a married man,** "the Grantor," convey and quitclaim unto **Jane Mondul f/k/a Jane Burton, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit 610, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, in the Registers Office of Davidson County, Tennessee.
>
> Parking Space Number 46 is included as an Appurtenance to this Unit. This Appurtenance is deed with the Unit and is not transferable in any fashion except with a transfer of the Unit.
>
> Being the same property conveyed to Jane Burton, Unmarried Woman and Richard Burton, a Married Man, as Tenants in Common with Right of Survivorship by Warranty deed from Abhishek R. Pardeshi, a Single Man of record in Instrument No. 20170731-0077453 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 31, 2017. SEE ALSO: Instrument for Correction of Warranty Deed Instrument Number 20170824-0087118, Official Recorded on August 24, 2017, Register's Office for Davidson County, Tennessee.
>
> Jane Burton has subsequently married and is now known as Jane Mondul.
>
> The subject property was not a personal residence of the Grantor.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 17 day of August, 2022.

Richard Burton (SEAL)

STATE OF Iowa
COUNTY OF Johnson

On this 17th day of August, 2022, before me personally appeared Richard Burton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of August, 2022.

Notary Signature
My commission expires:

MARY B LITWILLER
Commission Number 741474
MY COMMISSION EXPIRES
June 27, 2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that 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.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19 day of August, 2022.

Notary Signature
My commission expires:

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

202208230095230

Certificate of Authenticity

I, Allison Taylor, 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 August 17, 2022.

Date

Affiant Signature

8/23/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of August, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)