Karen Johnson Davidson County
Batch# 909288 DEEDQC
08/29/2022 11:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220829-0097154

Return to:

SPRUCE
6100 TENNYSON PARKWAY
PLANO TX 75024
FILE NO. 114360087618

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALEXANDER BOENIGK	ALEXANDER BOENIGK	120 09 0 132.00
1310 WINTHORNE DR NASHVILLE, TN 37217	1310 WINTHORNE DR NASHVILLE, TN 37217	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ALEXANDER BOENIGK, UNMARRIED AND LISA MULLALEY, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **ALEXANDER BOENIGK, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 5C-20 ON THE PLAN OF GLENGARRY PARK, SECTION FIVE C, AS RECORDED IN BOOK 3500, PAGE 54, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 5C-20 FRONTS 76.7 FEET ON THE EASTERLY SIDE OF WINTHORNE DRIVE AND RUNS BACK BETWEEN LINES, 190.3 FEET ON THE NORTHERLY SIDE AND 195.8 FEET ON THE SOUTHERLY SIDE TO AN IRREGULAR LINE, 127.3 FEET TOTAL LENGTH IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO ALEXANDER BOENIGK AND LISA MULLALEY, HUSBAND AND WIFE, ON DEED DATED 08/31/2015 AND RECORDED ON 09/01/2015, AS INSTRUMENT NO. 20150901-0088772, AMONG THE REAL LAND RECORDS OF DAVIDSON COUNTY, TN.

Property known as, 1310 WINTHORNE DR, NASHVILLE, TN 37217

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28 day of June, 2022.

ALEXANDER BOENIGK

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Derek Truelove of the state and county mentioned, personally appeared **ALEXANDER BOENIGK**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public

Printed Name: Derek Truelove

My Commission Expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **0.00**.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 28 day of June, 2022.

Notary Public

My commission expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Witness my hand this 28 day of July, 2022.

Lisa Mullaley

LISA MULLALEY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Derek Truelove of the state and county mentioned, personally appeared **LISA MULLALEY**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public

Printed Name: Derek Truelove

My Commission Expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00**.

Lisa Mullaley

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 28 day of June, 2022.

Notary Public

My commission expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Tennessee Certification of Electronic Document

Date of Certification: **8/29/2022**

I, Nolan Ackerman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed on **6/28/2022** and authenticated according to law.

Signer's Name

Signature

Nolan Ackerman - Agent, Spruce Land Services, LLC

State of TEXAS

County of DALLAS

Personally appeared before me, Shaun Robertson, a notary public for this county and state, Nolan Ackerman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: 10/15/2025

NOTARY'S SEAL

SHAUN ROBERTSON
Notary ID #133396608
My Commission Expires
October 15, 2025