Karen Johnson Davidson County
Batch# 924051 DEEDQC
10/03/2022 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221003-0108400

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203**<br><br>JENNIFER S. GHANEM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025 | STATE OF Davidson )<br>COUNTY OF Tennesse )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $-0-<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28 day of September, 2022.<br><br>Notary Public<br>My Commission Expires: |

## QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>Kenneth Sirls, Cynthia Sirls, and Jessica Giordano<br>1022 Acklen Avenue<br>Nashville, TN 37203 | Send Tax Bills to:<br>Kenneth Sirls<br>810 Encanto St<br>Corona, CA 92881 | Map Parcel No.<br>105-09-0-331.00 |

**FOR AND IN CONSIDERATION OF** the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA SIRLS N/K/A JESSICA GIORDANO** ("Grantor"), by these presents, does hereby quitclaim and convey her 1/3 interest in the Property unto **JESSICA GIORDANO, A MARRIED WOMAN** and her heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

**Land in Davidson County, Tennessee, being the West 41 feet of Lot No. 46, of Block 20, as shown on the map entitled A.V. Jones Subdivision, of record in Book 57, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Said part of Lot No. 46 fronts 41 feet on the North side of Acklen Avenue, formerly Prospect Avenue, and runs back between parallel lines and along the East margin of 11th Avenue South, 150 feet to an alley.**

**Being the same property conveyed to KENNETH SIRLS AND CYNTHIA SIRLS, HUSBAND AND WIFE, by Deed from 1022 ACKLEN REAL ESTATE JOINT VENTURE, recorded on January 13, 2020, in Instrument No: 20200113-0004580, said Register's Office for Davidson County, Tennessee. Being the same property further conveyed to KENNETH SIRLS AND CYNTHIA SIRLS, HUSBAND AND WIFE, AND JESSICA SIRLS, AN UNMARRIED WOMAN, by Deed from KENNETH SIRLS AND CYNTHIA SIRLS, HUSBAND AND WIFE, recorded April 24, 2020 in Instrument No: 20200424-0043225, said Register's Office for Davidson County, Tennessee.**

***This Quitclaim Deed is being executed for the sole purpose of changing Jessica Sirls N/K/A Jessica Giordano's name on title.***

This is improved property known as: **1022 Acklen Avenue, Nashville, TN 37203 ("Property")**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

**Witness my hand this 28 day of September, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.**

**GRANTOR:**

**JESSICA SIRLS N/K/A JESSICA GIORDANO**

STATE OF Davidson )
COUNTY OF Tennessee )

On this 28 day of September in the year 2022, before me, the undersigned Notary Public, personally appeared, **JESSICA SIRLS N/K/A JESSICA GIORDANO**, the within named bargainor, known to me to be the person whose name is subscribed to the within instrument and acknowledged that such person executed the same for the purposes therein contained.

Witness my hand and official seal at office this 28th day of September 2022.

Notary Public

My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 **9/28/2022** (date of document).

Affiant Signature

**9/28/2022**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **SEPTEMBER**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

