This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19412-LV

Karen Johnson Davidson County
Batch# 935438 DEEDQC
10/28/2022 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221028-0116995

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this the 28th day of October, 2022.

Notary Public
My Commission Expires: 3/12/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paige N Petkevicius 2318 Zermatt Avenue Nashville, TN 37211	New Owner	161-15-0B-047.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Paige N Petkevicius, an unmarried woman** ("Grantor") does hereby quitclaim and convey unto **Paige N Petkevicius, an unmarried woman and Kathleen Sonner, as joint tenants with right of survivorship** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 210 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with Private elements, created under Title 67, Section 27-101, et seq., as amended Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, said Register's Office for a more complete identification and description of said Unit.

Being the same property conveyed to Paige N Petkevicius, an unmarried woman by Warranty Deed from Peggy Sue Fults and Lyndia Tamieka Burns-Fults, a married couple of record as Instrument No. 202210280116993 in the Register's Office for Davidson County, Tennessee, dated October 25, 2022 and recorded on _____.

This is improved property located at: **2318 Zermatt Avenue, Nashville, TN 37211.**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of October, 2022.

GRANTOR:

Paige N Petkevicius

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Paige N Petkevicius**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of _____, 2022.

_____
Notary Public
My Commission expires: _____

*See attached
K. Weiss

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 San Diego

On 10/26/2022 (Date) before me, K Weiss, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Paige N Petkevicius (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

K. WEISS
Notary Public - California
San Diego County
Commission # 2272638
My Comm. Expires Dec 23, 2022

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 10/26/2022 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Paige N Petkevicius	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: _____	☐ Other: _____
Signer is Representing: the within named Bargainor(s)	Signer is Representing: _____

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EXHIBIT A
to TN-2021-002

CERTIFICATION REQUIRED BY TCA 66-24-101(d)

I, Kirsta Vivian, 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 10/26/20 (date of document).

Affiant Signature
Kirsta Vivian
Date 10/26/20

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of October, 2020

Notary's Signature
MY COMMISSION EXPIRES: 5-7-2024
Notary's Seal (if on paper)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024