QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 943772 DEEDQC
11/22/2022 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221122-0123612

LB-QCD-22-4908H

STATE OF SOUTH DAKOTA
COUNTY OF MINNEHAHA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/24/27
(AFFIX SEAL)

NICOLE J. WOELBER
NOTARY PUBLIC
SOUTH DAKOTA
My Commission Expires March 24, 2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Erickson, an unmarried woman	**New owner**	
(NAME)	(NAME)	**091-11-0V-008.00-CO**
309 W. Ironwood Street,		
(ADDRESS)	(ADDRESS)	
Brandon, SD 57005		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON C. ERICKSON AND JENNIFER R. ERICKSON, TRUSTEES OF THE JASON AND JENNIFER ERICKSON LIVING TRUST DATED FEBRUARY 14, 2017,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JENNIFER ERICKSON, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit No. 8 as established in Declaration of Covenants, Conditions and Restrictions for Homes at Delaware Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171116-0117917, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason C. Erickson and Jennifer R. Erickson, Trustees of the Jason and Jennifer Erickson Living Trust dated February 14, 2017, by Quitclaim Deed from Jason Erickson and Jennifer Erickson, husband and wife of record in Instrument No. 20200108-0002853, dated January 7, 2020 and recorded on January 8, 2020, Register's Office for Davidson County, Tennessee.

Jason C. Erickson and Jennifer R. Erickson purchased the subject property as a married coupled before conveying it to their Trust. Since then Jason C. Erickson and Jennifer R. Erickson have divorced pursuant to Final Divorce Decree filed in the Second Judicial Circuit Court for Minnehaha County, South Dakota under Case No. 49DIV20-000495.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4908 Delaware Ave #H, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 7 day of November, 2022.

Jason C. Erickson and Jennifer R. Erickson, Trustees of the Jason and Jennifer Erickson Living Trust dated February 14, 2017

BY: _____
Jason C. Erickson
Trustee

BY: _____
Jennifer R. Erickson
Trustee

STATE OF SOUTH DAKOTA
COUNTY OF Minnehaha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason C. Erickson, Trustee of the Jason and Jennifer Erickson Living Trust dated February 14, 2017 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my/our hand(s) this the 7 day of November, 2022.

Roxanne Kasa
Notary Public

My Commission Expires: 8/25/28

ROXANNE KASA
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA

STATE OF SOUTH DAKOTA
COUNTY OF MINNEHAHA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer R. Erickson, Trustee of the Jason and Jennifer Erickson Living Trust dated February 14, 2017 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my/our hand(s) this the 21 day of Nov., 2022.

Sandra M. Flores
Notary Public

My Commission Expires:
3/24/2026

SANDRA M. FLORES
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA
My Commission Expires 3/24/2026

RETURN TO:
Jennifer Erickson
309 W. Ironwood Street
Brandon, SD 57005

Tennessee Certification of Electronic Document

I, Michele A. Munson, 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 November 7, 2022 and November 21, 2022.

Affiant Signature

November 22, 2022
Date

State of South Dakota

County of Minnehaha

Sworn to and subscribed before me this 22nd day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/24/27

NOTARY'S SEAL

