This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 964423 DEEDQC
01/25/2023 01:01:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230125-0005724

# QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map & Parcel: |
|---|---|---|
| Julie Jelf<br>2235 E. Elmwood St.<br>Mesa, AZ 85213 | NEW OWNER | 12002012400 |

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, **Christina L. Viula, an unmarried woman** "the Grantor," conveys and quitclaims unto **Julie Jelf** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Stardust Acres, as shown on plat of record in Book 1424, Page 92, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed by Warranty Deed to Christina L. Viula, an unmarried woman, as her sole and separate property as to an unvided 95% interest and Julie Jelf, an unmarried woman, as to an undivided 5% interest, as tenants in common, from Ava S. Gold, unmarried, on June 24, 2016, and recorded on June 29, 2016, in Instrument No. 20160629-0066493 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

**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.**

**[ SIGNATURE PAGE FOLLOWS ]**

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 9 day of JANUARY, 2023.

Christina L Viula (SEAL)
**Christina L. Viula**

STATE OF ARIZONA )
COUNTY OF Maricopa )

Personally appeared before me, a Notary Public in and for said State and County, Christina L. Viula, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of January, 2023.

DANETTA E DYKES
Notary Public - Arizona
Maricopa County
Commission # 627987
My Commission Expires May 28, 2026

Danetta Dykes
Notary Public
My commission expires: May 28, 2026

STATE OF TENNESSEE
COUNTY OF Sumner

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

Chevonty Petty
(Affiant)

Notary Public My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY