Karen Johnson Davidson County
Batch# 966201 DEEDQC
02/01/2023 11:05:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230201-0007389

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** COLIN ROBERTS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXP. JULY 14, 2026	STATE OF TENNESSEE COUNTY OF WILLIAM The actual consideration for this transfer is Affiant Subscribed and sworn to before me, this 25 day of January, 2023 Notary Public My Commission Expires: 7/14/2026

QUITCLAIM DEED

Address New Owner: Jeff Romstedt 630 Watsonwood Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 147-10-0-121.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jeff Romstedt, a married man and Magdalena Lucia, a married woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jeff Romstedt and Collette Nichole Romstedt, Husband and Wife,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Whispering Hills, Section II-A of record in Plat Book 2331, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeff Romstedt and Magdalena Lucia by Quitclaim deed from Juli Romstedt of record in Instrument No. 20170703-0066895 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on July 3, 2017.

Said property has never been the marital residence of Magdalena Lucia.

Being also known as 630 Watsonwood Drive Nashville, Tennessee 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January 2023

Jeff Romstedt

Magdalena Lucia

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jeff Romstedt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of January 2023.

COLIN ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. JULY 14, 2026

Notary Public
My Commission Expires: 7/14/2026

STATE OF NEW JERSEY)
COUNTY OF BERGEN)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Magdelana Lucia, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of DECEMBER 2022.

Diane Heinzmann
Notary Public
My Commission Expires: March 26, 2023

DIANE HEINZMANN
Notary Public, State of New Jersey
My Commission Expires
March 26, 2023