Karen Johnson Davidson County
Batch# 969164 DEEDQC
02/09/2023 09:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230209-0009472

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 8th day of February, 2023.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/20/25

ADDRESS OF NEW OWNER:
The Lira-Sjogren Joint Revocable Trust
4113 Albert Drive
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

Map & Parcel: 132013A00100CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Gabriela Lira and Jonas Erik Sjogren, wife and husband**, Grantor, does hereby quitclaim and convey all of their undivided right, title and interest, to the hereinafter described property to **Jonas Erik Sjogren and Gabriela Lira, Co-Trustees of the Lira-Sjogren Joint Revocable Trust, dated December 6, 2022**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit A, on the Plan of Homes at 4115 Albert Drive, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 4115 Albert Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200311-0027448 in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Gabriela Lira and Jonas Erik Sjogren, wife and husband, from Build Nashville, LLC, by Warranty Deed, of record in Instrument No. 20201104-0129188, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 4113 Albert Drive, Nashville, Tennessee 37204.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 8th day of February, 2023.

Gabriela Lira

Gabriela Lira

Jonas Erik Sjogren

Jonas Erik Sjogren

STATE OF Florida

COUNTY OF Seminole County

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, **Gabriela Lira**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 8th day of February, 2023.

Type of Identification produced: Tennessee Driver License

Notary Public Xiomara J Giannelli

My Commission Expires: 07/21/2024

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH153
Expires on July 21, 2024

Notarized online using audio-video communication

STATE OF Texas

COUNTY OF Bell

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, **Jonas Erik Sjogren**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 8th day of February, 2023.

Notary Public

My Commission Expires: 09/27/2025

Notarized online using audio-video communication

RASHID RAUF
ID NUMBER
133354378
COMMISSION EXPIRES
September 27, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 8, 2023.

J. Carlton Drumwright

2/8/23
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 2/8/23.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY