Karen Johnson Davidson County
Batch# 1055612 DEEDQC
09/29/2023 12:30:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230929-0076665

This Instrument Prepared By; Joann Delka, 209 Fieldstone Court, Antioch, TN 37013

# QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the herein Grantee, and other good and valuable consideration, the receipt and sufficiency of which is here by acknowledged, Joann Delka, married, does hereby quitclaim and convey unto Mary J. Soffiantino, unmarried, Grantee, his/her/their successors, heirs, and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 150 on the plan of condominium site of Revision to Phase 5, Pepper Ridge Condominiums, of record in Book 8250, Page 162, with annexation of land in Book 8684, Page 880, corrected, amended and restated in Book 870, Page 546, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to William Hauck Soffiantino III, Deborah Sanders, and Joann Delka by Quitclaim Deed from William H. Soffiantino III dated 5/20/16 of record in Instrument No. 20160526-0053087, Register's Office of Davidson County, Tennessee.

This is improved property bearig the street address of 150 Pepper Ridge Circle, Antioch, TN 37013. Tax Map/Parcel 149-05-0-A-150.00 CO

Send Tax Bills To: Mary J. Soffiantino
150 Pepper Ridge Circle
Antioch, TN 37013

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

**IN WITNESS WHEREOF** the Grantor has executed this instrument this 1 day of March, 2023.

Signed in the presence of:

Witness signature

Witness name

Joann Delka

**Spousal Acknowledgement**

I, Oris Delka of 209 Fieldstone Ct, Antioch, TN 37013, USA, spouse of Joann Delka, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Oris Delka

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Timesha R Hill, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Oris Delka, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 1 day of March, 2023.

Timesha R. Hill
Notary Public, the State of Tennessee

TIMESHA R HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County of Davidson

My commission expires: May 9, 2026

My Commission Expires May 09, 2026

**Grantor Acknowledgement**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Timesha R Hill, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Joann Delka, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 1 day of March, 2023.

Timesha R. Hill
Notary Public, the State of Tennessee

County of Davidson

My commission expires: May 9, 2026

TIMESHA R HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 09, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me on this 20th day of September, 2023.

My commission expires: 7/7/25

Notary Public



## Certificate of Authenticity

I, Ashton Tenant, 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

9-20-2023.
Date

Affiant Signature

9-20-2023
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20 day of September, 2023.

Notary's Signature

My Commission Expires: 10/2/2023
Date

Notary's Seal (if on paper)

