AFTER RECORDING RETURN TO:
Liberty Title
275 West Natick Road, Suite 1000
Warwick, RI 02886
File No. NWI22003406HQ

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1098352 DEEDQC
02/06/2024 01:54:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20240206-0008362

Parcel ID No.: 104-15-0-321-00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 29 day of JAN, 20 24, by and between **Karyn Kirtland, a married person, joined in execution by her spouse, Paulo E. Fernandes de Moraes,** residing at ~~2510 Westwood Avenue, Nashville, TN 37212,~~ hereinafter referred to as Grantor(s) and **Karyn Kirtland and Paulo E. Fernandes de Moraes, a married couple, as tenants by the entirety,** residing at ~~2510 Westwood Avenue, Nashville, TN 37212~~, hereinafter referred to as Grantee(s).

710 E 11th St, Michigan City, IN 46360 (For Both)

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2510 Westwood Avenue, Nashville, TN 37212

Being the same property conveyed to Karyn Kirtland in a Deed recorded on 06/01/2022 under Instrument No. 20220601-0062944 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Karyn Kirtland

Paulo E. Fernandes de Moraes

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Karyn Kirtland and Paulo E. Fernandes de Moraes,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20_____.

See Attached Cert
Notary Public

My Commission expires: _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of IMPERIAL }

On JAN 29, 2024 before me, George David Wetjen, Notary Public,
(Here insert name and title of the officer)

personally appeared Karyn KIRTLAND + Paulo E. Fernandes de Moraes,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

George D. Wetjen
Notary Public Signature

(Notary Public Seal)

GEORGE DAVID WETJEN
COMM. # 2325729
NOTARY PUBLIC - CALIFORNIA
IMPERIAL COUNTY
MY COMM. EXP. MAR. 29, 2024

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 5 Document Date 1-29-2024

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Karyn Kirtland

PAULO E. FERNANDES DE MORAES

STATE OF _____
COUNTY OF _____

Subscribed and sworn to before me this ____ day of _____, 20____.

See Attached Cert.
Notary Public
My Commission Expires: _____

Name and address for person(s) responsible for taxes:

Karyn Kirtland and Paulo E. Fernandes de Moraes
~~2510 Westwood Avenue~~ 710 E 11th St.
~~Nashville, TN 37212~~ Michigan City, IN 46360

Name and address of property owner:

Karyn Kirtland and Paulo E. Fernandes de Moraes
~~2510 Westwood Avenue~~ 710 E 11th St.
~~Nashville, TN 37212~~ Michigan City, IN 46360

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of IMPERIAL } SS.

Subscribed and sworn to (or affirmed) before me on this 29 day of JAN, 2024, by

Karyn Kirtland + Paulo E. Fernandes de Moraes, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

GEORGE DAVID WETJEN
COMM. # 2325729
NOTARY PUBLIC - CALIFORNIA
IMPERIAL COUNTY
MY COMM. EXP. MAR. 29, 2024

George D Wetjen
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER _____ TITLE(S)
- ☐ PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Valuation Affidavit
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

01-29-2024
DATE OF DOCUMENT

OTHER

ABSENT SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

EXHIBIT A
LEGAL DESCRIPTION

A certain tract of land in Davidson County, Tennessee, described more fully as follows.

Being Lot No. 2 on the Plan of Belair, a resubdivison of Lot No. 40 and the easterly 35 feet of Lot No. 41, as shown on the Plan of record Book 3500, page 67, Register's office for said County. Said Lot No. 2 fronts 47 feet on the northerly side of Westwood Avenue and runs back between parallel lines 189.6 feet to a dead line.

Parcel ID No. 104-15-0-321-00

Property commonly known as: 2510 Westwood Avenue, Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 1/29/2024 (date of document).

Rebecca Horton
Affiant Signature

1/29/2024
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 29th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/26

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2026