Karen Johnson Davidson County
Batch# 1112428 DEEDQC
03/19/2024 09:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240319-0018739

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 572018588-81204397

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 181-10-0A-235.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 13th day of March, 2024, by and between **Michael Sirbu, and wife Rossana Sirbu**, a mailing address of 7225 Autumn Crossing Way, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Michael David Sirbu and Rossana Sirbu, as Trustees of The Michael Sirbu and Rossana Sirbu Living Trust, dated 3/10/2024, and any amendments thereto**, a mailing address of 7225 Autumn Crossing Way, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

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

Also known as: 7225 Autumn Crossing Way, Brentwood, TN 37027

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20210927-0129265, recorded on 09/27/2021 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

Michael Sirbu

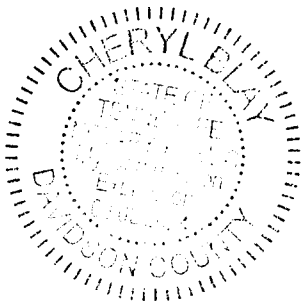
Rossana Sirbu

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Michael Sirbu and Rossana Sirbu, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 13 day of March, 2024.

Notary Public
My Commission expires: September 02, 2024



VALUATION AFFIDAVIT

I, 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

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 13 day of March, 2024.

Notary Public
My Commission Expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09-02-2024
DAVIDSON COUNTY

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

Michael David Sirbu and Rossana Sirbu
7225 Autumn Crossing Way
Brentwood, TN 37027

Name and address of property owner:

Michael David Sirbu and Rossana Sirbu
7225 Autumn Crossing Way
Brentwood, TN 37027

EXHIBIT A
LEGAL DESCRIPTION

The following described property:

Land in Davidson County, Tennessee, being Lot No. 702 on the Plan of Final Plat Phase Seven Autumn Oaks Subdivision of record in Instrument No. 20050725-0086194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

APN: 181-10-0A-235.00

PROPERTY COMMONLY KNOWN AS: 7225 Autumn Crossing Way, Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 03/13/2024 . [date of document]

Affiant Signature

3/18/2024
Date

State of New York

County of Erie

Sworn to and subscribed before me this 18th day of March , 2 024

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025