Karen Johnson Davidson County
Batch# 1152308 DEEDQC
06/28/2024 09:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240628-0048591

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 27 day of JUNE, 2024.

Notary Public
My Commission Expires: 11/2/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Kenneth Sirls and Cynthia Sirls 1022 Acklen Avenue Nashville, TN 37203	New Owner	105-09-0-331.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA GIORDANO, MARRIED,** ("Grantor"), by these presents, does hereby quitclaim and convey unto **KENNETH SIRLS AND CYNTHIA SIRLS, HUSBAND AND WIFE,** and their heirs, successors and assigns ("Grantees"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the West 41 feet of Lot No. 46, of Block 20, as shown on the map entitled A.V. Jones Subdivision, of record in Book 57, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 46 fronts 41 feet on the North side of Acklen Avenue, formerly Prospect Avenue, and runs back between parallel lines and along the East margin of 11th Avenue South, 150 feet to an alley.

Being the same property conveyed to KENNETH SIRLS AND CYNTHIA SIRLS, HUSBAND AND WIFE, and JESSICA SIRLS, AN UNMARRIED WOMAN, by Deed from KENNETH SIRLS AND CYNTHIA SIRLS, HUSBAND AND WIFE, recorded April 24, 2020 in Instrument No: 20200424-0043225, said Register's Office for Davidson County, Tennessee. The property was further conveyed via quitclaim deed by JESSICA SIRLS N/K/A JESSICA GIORDANO to JESSICA GIORDANO recorded on October 3, 2022 Instrument No. 20221003-0108400, for the purpose of changing Grantor's name on title.

This Quitclaim Deed is being executed for the sole purpose of removing Jessica Sirls N/K/A Jessica Giordano, from title, vesting property solely in Kenneth and Cynthia Sirls.

This is improved property known as: **1022 Acklen Avenue, Nashville, TN 37203.**

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

[INTENTIONALLY LEFT BLANK]

Witness our hands this 27 day of June, 2024, the bargaining party, having caused our names to be signed hereto on said day and date.

GRANTOR:

JESSICA GIORDANO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 27 day of JUNE in the year 2024, before me, the undersigned Notary Public, personally appeared, **JESSICA GIORDANO**, the within named bargainors, known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal at office this 27 day of JUNE, 2024.

Notary Public
My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 6/27/2024 (date of document).

Affiant Signature

6/27/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

