AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3106818

Karen Johnson Davidson County
Batch# 1155359 DEEDQC
07/08/2024 11:43:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240708-0050932

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

Tax ID No.: 06116025700

QUITCLAIM DEED

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

THIS DEED made and entered into on this 26th day of June, 2024 by and between **Kathryn Wilkening and Jason Shelton, wife and husband,** residing at 1247 Sunnymeade Drive, Nashville, TN 37216, and **Jonah A. Eller-Isaacs, an unmarried man,** residing at 4770 NE GOING ST PORTLAND, OR 97218, **who acquired title as wife and husband,** hereinafter referred to as Grantor(s) and **Kathryn Wilkening and Jason Shelton, wife and husband,** residing at 1247 Sunnymeade Drive, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, 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: 1247 Sunnymeade Drive, Nashville, TN 37216

Being the same property as conveyed from William O'Neal and Elizabeth Ann O'Neal, husband and wife to Kathryn Wilkening and Jonah A. Eller-Isaacs, wife and husband as set forth in Deed Instrument #20160926-0101467 dated 09/23/2016, recorded 09/26/2016, 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.

Kathryn Wilkening

Kathryn Wilkening

Jason Shelton

Jason Shelton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kathryn Wilkening and Jason Shelton** 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 Davidson, this 26th day of June, 2024.

Unity Anderson

Notary Public

My Commission Expires
May 5, 2025

My Commission expires: _____

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Jonah A. Eller-Isaacs

STATE OF Oregon
COUNTY OF Multnomah

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jonah A. Eller-Isaacs** 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 Portland, this 26 day of June, 2024.

Rebecca Rhea Lyons
Notary Public

My Commission expires: 08/16/2027

OFFICIAL STAMP
REBECCA RHEA LYONS
NOTARY PUBLIC - OREGON
COMMISSION NO. 1040032
MY COMMISSION EXPIRES AUGUST 16, 2027

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 $1.00.

Kathryn Wilkening
Affiant

Print Name: KATHRYN WILKENING

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 26th day of June, 2024.

Unity Anderson
Notary Public

My Commission Expires:
May 5, 2025

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

Kathryn Wilkening
1247 Sunnymeade Drive
Nashville, TN 37216

Name and address of property owner:

Kathryn Wilkening
1247 Sunnymeade Drive
Nashville, TN 37216

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 $1.00.

Affiant

Print Name: JONAH ELLER-ISAACS

STATE OF Oregon
COUNTY OF Multnomah

Subscribed and sworn to before me this 26 day of June, 2024.

Notary Public
My Commission Expires: 08/16/2027

OFFICIAL STAMP
REBECCA RHEA LYONS
NOTARY PUBLIC - OREGON
COMMISSION NO. 1040032
MY COMMISSION EXPIRES AUGUST 16, 2027

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

Kathryn Wilkening
1247 Sunnymeade Drive
Nashville, TN 37216

Name and address of property owner:

Kathryn Wilkening
1247 Sunnymeade Drive
Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 62, BLOCK "D", RE-SUBDIVISION OF SUNNYMEADE UNIT NO. 1 SUBDIVISION of SUNNYMEADE Unit NO. 2, as shown on plat of record in Plat Book 974, Page(s) 56 & 57, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed from William O'Neal and Elizabeth Ann O'Neal, husband and wife to Kathryn Wilkening and Jonah A. Eller-Isaacs, wife and husband as set forth in Deed Instrument #20160926-0101467 dated 09/23/2016, recorded 09/26/2016, DAVIDSON County, TENNESSEE.

Parcel ID Number: 06116025700

Property commonly known as: 1247 Sunnymeade Drive, Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Sophea Keo, 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 June 26, 2024 (date of document).

Affiant Signature

7/1/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1st day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: June 22, 2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Courtney Kern, Notary Public
Allegheny County
My Commission Expires June 22, 2027
Commission Number 1435416

3106818 Assumption

202407080050932