Karen Johnson Davidson County
Batch# 1295854 DEEDQC
07/10/2025 02:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250710-0054473

This Instrument Prepared by and Returned To:
Kevin D. Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

38545

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Mikael A. Granlund 1131 Woodvale Drive Nashville, TN 37204	SAME	131-04-0-143.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **Emmi I. H. Granlund, unmarried,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Mikael A. Granlund, unmarried,** his successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Final Plat, Resubdivision of Lot 6, College Park Subdivision, of record as Instrument No. 20200605-0057925, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Mikael A. Granlund and Emmi I. H. Granlund, Husband and Wife, by Warranty Deed from Cadence Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211124-0156239 Register's Office for Davidson County, Tennessee, dated November 23, 2021. Mikael A. Granlund and Emmi I. H. Granlund have since divorced.

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

This improved property is known as 1131 Woodvale Drive, Nashville, TN 37204.

Witness my hand this 27th day of June, 2025.

X _____

EMMI I. H. GRANLUND

STATE OF _____

COUNTY OF Päijät - Häme

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Emmi I. H. Granlund**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2025.

Commission expires:

_____

Notary Public

I confirm that Emmi Ida Henrikka Granlund

_____

has/have personally signed this document. This certificate **does not** in any manner confirm the content of the document.

Lahti, Finland 27.06.2025

Ex officio:

PETRI VALKAMA
Henkikirjoittaja, julkinen notaari
Häradsskrivare, notarius publicus
District Registrar, Notary Public

Fee ---

my commission is permanent

The Digital and Population Data Services Agency

202507100054473

APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Maa: / Land: / Country: — Suomi / Finland

   Tämän yleisen asiakirjan / Denna allmänna handling / This public document

2. on allekirjoittanut / är undertecknad av / has been signed by — Petri Valkama

3. toimiessaan / I egenskap av / acting in the capacity of — Notary Public

4. Siinä oleva leima/sinetti on / är försedd med stämpel/sigill av / Bears the seal/stamp of — Digital and population data services agency

Todistetaan / Intygas / Certified

5. i / at — Lahti

6. den / the — 24th of JUNE 2025

7. av / by — Anne Aho Eagling, Notary Public

8. No / Nr — 768 / 2025

9. Sinetti/Leima: / Sigill/stämpel: / Seal/Stamp:

10. Allekirjoitus: / Underskrift: / Signature:

Tämä Apostille todistaa ainoastaan allekirjoituksen oikeaperäisyyden, missä ominaisuudessa yleisen asiakirjan allekirjoittaja on toiminut ja tarvittaessa yleisessä asiakirjassa olevan sinetin tai leiman.
Apostille ei todista oikeaksi sen asiakirjan sisältöä, johon se on liitetty.

Denna Apostille bevisar endast äktheten av underskriften och i vilken egenskap undertecknaren av det allmänna dokumentet har verkat, samt vid behov även äktheten av sigillet eller stämpeln i det allmänna dokumentet.
Apostillen bevisar ej äktheten av dokumentets innehåll till vilket det är bifogat.

This Apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears.
This Apostille does not certify the content of the document for which it was issued.

202507100054473

Tennessee Certification of Electronic Document

I, George Mudter, 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 27, 2025 (date of document).

Affiant Signature

7-10-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

202507100054473