THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Davidson County	DEEDQC
Recvd: 07/11/16 09:52	5 pgs
Fees:27.00 Taxes:0.00	
20160711-0070467	

QUITCLAIM DEED

THIS INDENTURE, Made this 24th day of June, 2016, by and between Jennifer Noelle Flowers, single, WHO OBTAINED TITLE AS Jennifer F. Sutton, married of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Jennifer Noelle Flowers, single of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 2611 RIVER MEADE WAY, NASHVILLE TN, 37214).

BEING the same premises which NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes in deed dated 05/31/2005 and recorded 07/08/2005 in the DAVIDSON County Recorder's Office in Instrument 20050708-0079512, granted and conveyed to Jennifer F. Sutton, married.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of ten and no/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Jennifer Noelle Flowers

Jennifer Noelle Flowers, single

State of Tn

(SS)

County of Davidson

On this 24th day of June in the year 2016 before me, the undersigned notary public, personally appeared Jennifer Noelle Flowers, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

TINA KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tina Kelley

Notary Public

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Subscribed and sworn to before me this 5 day of July, 2016.

Steven Bieranowski

Notary Public

My Commission Expires:

TINA KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020

File No: 782479

TAXPAYER/OWNER: Jennifer Noelle Flowers
ADDRESS: 2611 RIVER MEADE WAY, NASHVILLE TN, 37214

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tn
County of Davidson } ss.

On this the 24th day of June, 2016, before me,
Day Month Year

Tina Kelley, the undersigned Notary Public,
Name of Notary Public

personally appeared Jennifer Noelle Flowers,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☑ 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 for the purposes therein stated.

WITNESS my hand and official seal.

TINA KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tina Kelley
Signature of Notary Public

Tina Kelley

10/23/19
Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim

Document Date: 6/24/16 Number of Pages: 2

Signer(s) Other Than Named Above: _____

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Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Being Lot 4 on the Plan of River Glen Phase 7, of record in Instrument # 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument # 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Jennifer F. Sutton, married as set forth in Deed Instrument #20050708-0079512 dated 05/31/2005, recorded 07/08/2005, DAVIDSON County, TENNESSEE.

052 13 0B 319.00

True Copy Certification

I, SUZANNE RAFLA, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and this this is a true and correct copy of the original document executed and authenticated according to law.

Suzanne Rafla
SUZANNE RAFLA

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Before me Mark J Appugliese, the undersigned officer, personally

Appeared Suzanne Rafla, known to me (or satisfactorily proven) to be

The person whose name is subscribed to the within instrument, and

acknowledged that she (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES