THIS INSTRUMENT PREPARED BY AND RETURN TO: Kari Yoder
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Davidson County DEEDQC
Recvd: 07/28/17 14:51 4 pgs
Fees:22.00 Taxes:0.00
20170728-0076877

Grantee Address
KRISTIN DANIELLE RIVERA
837 Spence Enclave Ln
Nashville, TN 37210

Mail Tax Statements to:
KRISTIN DANIELLE RIVERA
837 Spence Enclave Ln
Nashville, TN 37210

QUITCLAIM DEED

THIS INDENTURE, Made this 21 day of July, 2017, by and between Kristin Danielle Rivera who acquired title as Kristin D. Farver now married to Odell Hommy Rivera signing for marital/homestead rights only of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Kristin Danielle Rivera, a married woman of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 837 Spence Enclave Ln, Nashville, TN 37210). 66-5-209(4)

BEING the same premises which John Elsworth Shaw, unmarried in deed dated 06/19/2015 and recorded 06/23/2015 in the DAVIDSON County Recorder's Office in Deed Book Volume 20150623-0059802, page , granted and conveyed to Kristin D. Farver.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Zero 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.

Kristin Danielle Rivera

Odell Hommy Rivera

State of TN

County of Davidson (SS)

On this 21 day of July in the year 2017, before me, the undersigned notary public, personally appeared Kristin Danielle Rivera Odell Hommy Rivera 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.

Ella K. Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 $ 0.

Kristin Danielle Rivera Odell Hommy Rivera
Affiant

Subscribed and sworn to before me this 21 day of July, 2017

Ella K. Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No: 165049

TAXPAYER/OWNER: KRISTIN DANIELLE RIVERA
ADDRESS: 837 Spence Enclave Ln, Nashville, TN 37210

EXHIBIT A

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being further known as Unit No. 59 of Spence Enclave Townhomes, Phase 2, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration and Covenants, Conditions and Restrictions establishing Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument No. 20061115-0141672; as amended and supplemented in Instrument No. 20061117-0142842; Instrument No. 20061213-0153595; Instrument No. 20080222-0017508; Instrument No. Instrument No. 20080423-0041404; Instrument No. 20080507-0047102; Instrument No. 20100427-0031915; as corrected in Instrument No. 20100428-032407; and as further amended in Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee; including without limitation, those By-Laws appended thereto; and together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Spence Enclave Townhomes, Phase 2, shown as Exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being the same property as conveyed from John Elsworth Shaw, unmarried to Kristin D. Farver as set forth in Deed Instrument #20150623-0059802 dated 06/19/2015, recorded 06/23/2015, DAVIDSON County, TENNESSEE.

Tax ID: Map & Parcel: 094 16 0E 059.00

True Copy Certification

I, Connie Grimes, 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 that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Grimes

State of Pennsylvania

County of Beaver

Personally appeared before me, Mark J Appugliese, a notary public for this county and state, Connie Grimes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mark J Appugliese

Notary's Signature

My Commission Expires: 5/17/19

Notary Seal (if on paper)

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