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

Grantee Address
KATELYN STEWART GARDINER
4522 Baton Rouge Dr
Hermitage, TN 37076

Mail Tax Statements to:
KATELYN STEWART GARDINER
4522 Baton Rouge Dr
Hermitage, TN 37076

Bill Garrett Davidson County
Batch# 1947 DEEDQC
09/18/2017 03:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20170918-0095415

QUITCLAIM DEED

THIS INDENTURE, Made this 7 day of September, 2017, by and between Katelyn Stewart Gardiner, a married woman who acquired title as Katelyn Stewart now joined by spouse Chad Anthony Gardiner of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Katelyn Stewart Gardiner and Chad Anthony Gardiner, wife and husband as joint tenants with rights of survivorship of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 4522 BATON ROUGE DR, HERMITAGE TN, 37076).
Exempt per 66-5-209 (4)

BEING the same premises which Dawn Hall, a married woman and Hollie Campbell, a married woman in deed dated 08/06/2014 and recorded 08/08/2014 in the DAVIDSON County Recorder's Office in Volume/Instr#: 20140808-0071448, granted and conveyed to Katelyn Stewart, unmarried.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of 0 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.

Katelyn Stewart Gardiner 9/7/17
Katelyn Stewart Gardiner

Chad Anthony Gardiner 9/7/17
Chad Anthony Gardiner

State of Tennessee

County of Davidson (SS)

On this 7 day of September in the year 2017, before me, the undersigned notary public, personally appeared Katelyn Stewart Gardiner Chad Anthony Gardiner, 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.

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expires 10/7/2019

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 $0.

Katelyn Stewart Gardiner
Affiant

Subscribed and sworn to before me this 7 day of September, 2017.

Notary Public
My Commission Expires: 10/7/2019

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 168753

TAXPAYER/OWNER: KATELYN STEWART GARDINER
ADDRESS: 4522 BATON ROUGE DR, HERMITAGE TN, 37076

Exhibit A
Legal Description

All that certain LAND in Davidson County, Tennessee, being Lot No. 285 on the Plan of Tulip Grove, Section Five, of record in Book 4175, page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property as conveyed from Dawn Hall, a married woman and Hollie Campbell, a married woman to Katelyn Stewart, unmarried as set forth in Deed Instrument #20140808-0071448 dated 08/06/2014, recorded 08/08/2014, DAVIDSON County, TENNESSEE.

Tax ID: Map & Parcel: 075 04 0 051.00

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