Bill Garrett Davidson County
Batch# 4998 DEEDQC
09/26/2017 02:07:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20170926-0098564

This instrument prepared by:

Richard House, Esq.
1550 W. McEwen Drive
Ste. 300
Franklin, TN 37067

NAME/ADDRESS NEW OWNER:	SEND TAX STATEMENTS TO:	Map-Parcel Numbers:
Taylor Aaron Kropp 5204 Meta Circle Nashville, TN 37211	Taylor Aaron Kropp 5204 Meta Circle Nashville, TN 37211	161-02-0-135.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and in accordance with the terms and conditions of the Final Decree and Marital Dissolution Agreement, in that certain case styled Taylor Kropp v. Sara Chase, Third Circuit Court for Davidson County, Tennessee, Docket No. 17D1431, Sara Rose Chase ("Grantor") by these presents does hereby convey, transfer, remise, release, relinquish and forever quitclaim unto Taylor Aaron Kropp, ("Grantee"), his heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 27, on the plan of Section Two, McMurray Place, of record in Book 5200, Page 440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Bradley Brown and wife, Lindsey G. Hinds- Brown, by Warranty Deed from Jason A. Pate and wife, Emily Dora Pate, dated 8/26/09 and recorded 9/4/09 in Instrument No. 20090904-0083453, Register's Office for Davidson County, Tennessee. * Current Source of Title: 20160506-0045145

Said property is conveyed subject to the restrictions of record and agreements of the parties, their successors and assigns, and other such limitations, restrictions, and encumbrances as may affect the premises.

The above-described property is improved property known as 5204 Meta Circle, Nashville, Tennessee 37211.

The above-description is the same as in the previous deed of record.

WITNESS my hand this 19 day of September, 2017.

Sara Rose Chase
SARA ROSE CHASE

SEE ATTACHED
NOTARY CERTIFICATE

STATE OF CALIFORNIA)
)
COUNTY OF_____)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named SARA ROSE CHASE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Instrument for the purposes therein contained.

Witness my hand and official seal at _____, California this _____ day of _____ 2017.

_____
NOTARY PUBLIC

My Commission Expires: _____

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(5).

----OR----

IN SUBSTITUTE OF NOTARY SECTION ABOVE, SEE ATTACHED JURAT ASSOCITED WITH THIS INSTRUMENT

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Monterey

On 9/19/17 before me, April Wilson, notary public

personally appeared Sara Rose Chase

who 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

APRIL WILSON
COMM. #2112441
NOTARY PUBLIC • CALIFORNIA
MONTEREY COUNTY
My Comm. Exp. May 28, 2019

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY SEAL

Signature _____
Signature of Notary Public

ADDITIONAL OPTIONAL INFORMATION

Title or Description of attached document: Quitclaim Deed

Document Date: 9/19/17 Number of Pages: 3 pgs + 4c

Capacity(ies) Claimed by Signer	Capacity(ies) Claimed by Signer
Signer's Name:	Signer's Name:
□ Individual	□ Individual
□ Corporate Officer	☒ Corporate Officer
□ Partner	□ Partner
□ Attorney-in-Fact	□ Attorney-in-Fact
□ Trustee	□ Trustee
□ Other:	□ Other:
Signer is representing	Signer is representing