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

Grantee Address
RONALD B MILAN
2016 Straightway Ave
Nashville, TN 37206

Mail Tax Statements to:
RONALD B MILAN
2016 Straightway Ave
Nashville, TN 37206

185937

Bill Garrett Davidson County
Batch# 50699 DEEDQC
01/24/2018 09:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180124-0007218

QUITCLAIM DEED

THIS INDENTURE, Made this 16 day of January, 2018, by and between Ronald B. Milan, Married joined by spouse Sheila Milan of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Ronald B. Milan and Sheila Milan, husband and wife of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 2016 Straightway Ave, Nashville, TN 37206).

BEING the same premises which Earl N. Jones, Married and I, E. Michael Maggart, Married in deed dated 07/30/1997 and recorded 07/31/1997 in the DAVIDSON County Recorder's Office in Deed Book Volume 10549, page 916, granted and conveyed to Ronald B. Milan, Married.

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.

Ronald B. Milan
Ronald B. Milan,

Sheila Milan
Sheila Milan

State of TN

County of Davidson (SS)

On this 16 day of January in the year 2018 before me, the undersigned notary public, personally appeared Ronald B Milan & Sheila Milan 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.

Notary Public
My Comm 11/03/20

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.

Ronald B. Milan Sheila Milan
Affiant

Subscribed and sworn to before me this 16 day of January 2018

Notary Public
My Commission Expires: 11/03/20

STATE OF TENNESSEE NOTARY PUBLIC
STATHOS DONTELL
DAVIDSON COUNTY

File No: 185937

TAXPAYER/OWNER: RONALD B MILAN
ADDRESS: 2016 Straightway Ave, Nashville, TN 37206

Exhibit A
Legal Description

All the following described real property situated in the County of Davidson, and State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 0 on the Plan of Scott Avenue Annex, of record in Book 2331, Page 87, Register's Office for said County, described as follows:

Beginning at a point in the Southerly Margin of Straightway Avenue at the common Corner of Lots No.8 and 9, thence with the Margin of said Avenue, Easterly 46.1 feet to the Northeast Corner of said Lot No. 9, thence with the Westerly Boundary of same, as follows: South 4 deg. 27' West 95 feet, North 85 deg. 05' West 5 feet; South 4 deg. 27' West 48.23 feet to the Northeast Corner of Lot No. 10 on said Plan, thence with the line between Lots 9, 10, and 11, Westerly 56.7 feet to the Southeast Corner of Lot No.8 on said Plan, thence with the line between Lots No. 8 and 9, Northerly 145.5 feet to the point of beginning.

Being the same property as conveyed from Earl N. Jones, Married and I, E. Michael Maggart, Married to Ronald B. Milan, Married as set forth in Deed Book 10549 Page 916 dated 07/30/1997, recorded 07/31/1997, DAVIDSON County, TENNESSEE.

Tax ID: 07215029700

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