Bill Garrett Davidson County
Batch# 81606 DEEDQC
04/17/2018 09:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180417-0035993

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Jeremiah G. Bivins and Jessica Bivins
531 Westcrest Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226-1906

NEW OWNER'S MAILING ADDRESS:
Jeremiah G. Bivins and Jessica Bivins
531 Westcrest Drive
Nashville, TN 37211

MAP–PARCEL NUMBER(S): 147 14 0 030.00

64320267-4504044
3402452304

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 11th day of April, 2018, by and between **Jessica Bivins a married woman and Lorraina Scholten, married**, hereafter "Grantor", and **Jeremiah G. Bivins and Jessica Bivins, husband and wife, as Tenants by the Entirety**, hereafter "Grantee".

WITNESSETH: that, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in **Davidson** County, State of **Tennessee**:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 324, ON THE PLAN OF WHISPERING HILLS, SECTION IIB, OF RECORD IN PLAT BOOK 2331, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

Property Address: **531 Westcrest Drive, Nashville, TN 37211**

Being the same property conveyed to **Jessica Bivins a married woman and Lorraina Scholten, married**, by deed dated **November 18, 2010**, of record in Instrument/Case No. **20101123-0093811**, in the Office of the Clerk of **Davidson** County, **Tennessee**.

Said property is conveyed subject to such limitations and encumbrances as may affect the property.

This transfer is exempt from transfer tax pursuant to **T.C.A. 67-4-409(a)(3)(A)(i)**.

No Title Examination has been performed with the preparation of this deed.

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR(S):

Jessica Bivins

Jessica Bivins

Lorraina Scholten

Lorraina Scholten

STATE OF **TENNESSEE** §
COUNTY OF Davidson §

On this 11th day of April, 2018, before me personally appeared **Jessica Bivins and Lorraina Scholten** to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Karen R. Campbell
Signature of Notary Public

Karen R. Campbell
Printed Name of Notary Public

My Commission Expires: Nov. 8, 2021

(NOTARY SEAL OR STAMP)

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Driver's license

AFFIDAVIT OF VALUE

STATE OF **TENNESSEE** §
COUNTY OF Davidson §

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jessica Bivins Lorraina Scholten
AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this 11th day of April, 2018
Jessica Bivins and Lorraina Scholten

Karen R. Campbell
Signature of Notary Public

Karen R. Campbell
Printed Name of Notary Public

My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

(NOTARY SEAL OR STAMP)

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Driver's license

True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne