This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Bill Garrett Davidson County
Batch# 87259 DEEDQC
05/01/2018 03:50:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180501-0041327

Return to:
Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Nathan Belt	NATHAN BELT	082050L00100CO
1720 4th Avenue N	1720 4TH AVENUE N	
Nashville, TN 37208	NASHVILLE TN 37208	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, NATHAN BELT, divorced-not remarried, and BRITTANY BELT, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto NATHAN BELT, an unmarried man, hereinafter referred to as "Grantee", whose mailing address is: 1720 4th Avenue N, Nashville, TN 37208, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A-1, 1720 4th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140515-0041644, and shown on the plat recorded as Exhibit "B" of said Declaration, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

This conveyance is made subject to the following:

All easements, restrictive covenants and conditions and other matters of record, including items set out on any applicable plat of record.

Restrictions of record in Instrument No. 20151016-0105429, Instrument No. 20140515-0041644, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument No. 20140515-0041644, Register's Office for Davidson County, Tennessee.

All matters as shown on the plat of record in Plat Book 21, Page 7, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Bylaws of record in instrument No. 20140515-0041644, Register's Office for Davidson County, Tennessee.

Charter of 1720 4th Avenue North Townhomes Corporation of record in Instrument No. 20140515-0041644, Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

TAX ID NO.: 082050L00100CO

BEING the same property conveyed to Nathan Belt and Brittany Belt, husband and wife, by Deed recorded in Document No. 20170601-0054716, in the Register's Office of Davidson County, Tennessee. That Nathan Robert Belt, Plaintiff/Husband and Brittany Marcum Belt, Defendant/Wife, were divorced on March 6, 2018 as shown of record in Docket No. 17451 filed in the Chancery Court, for Cheatham County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1720 4th Avenue N, Nashville, TN 37208.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Signature Pages to Follow

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24 day of April, 20 18.

NATHAN BELT

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that NATHAN BELT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 24 day of April, 20 18.

Notary Public
My Commission expires: 1-25-2022

DENISE E TAYLOR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24 day of April, 2018.

BRITTANY BELT

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Fayette

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BRITTANY BELT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 24 day of April, 2018.

Notary Public
My Commission expires:

OFFICIAL SEAL
EMILY SCOTT
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 1-5-22
ID # 592840

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10 00.

Affiant/Grantee ST

Subscribed and sworn to before me this 1 day of May, 20 18.

Notary Public
My Commission expires: 09/15/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Shannon Taylor, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Sept. 15, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, SHANNON TAYLOR, 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.

Shannon Taylor
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, DANIEL LUTZ a notary public for this county and state, SHANNON TAYLOR who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-22-20
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Daniel Lutz, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Aug. 22, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Daniel Lutz, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Aug. 22, 2020
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