AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL180036501LD

This document prepared by:
JOHN O. WINDSOR, ESQ.
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866-333-3081

Tax ID No.: 071 16 0 366.00

Karen Y Johnson Davidson County
Batch# 152297 DEEDQC
10/18/2018 08:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181018-0103274

QUIT CLAIM DEED

THIS DEED made and entered into on this 9 day of October, 2018, by and between **Anthony Hall, a married man who acquired title as unmarried, joined in execution by his spouse, Wendy Patrice Hall,** a mailing address of 1312 N 6th St., Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Anthony Hall and Wendy Patrice Hall, husband and wife, as tenants by the entirety,** a mailing address of 1312 N 6th St., Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1312 N 6th St., Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20060707-0081604, recorded on 07/07/2006 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Anthony Hall
Anthony Hall



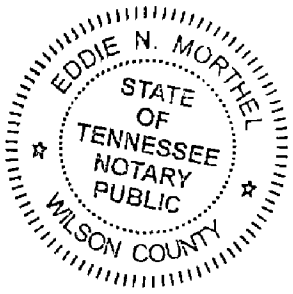
Wendy Patrice Hall
Wendy Patrice Hall

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Anthony Hall and Wendy Patrice Hall**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN., this 9 day of October, 2018.

Eddie N. Morthel
Notary Public
My Commission expires: 9-16-2020



No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Anthony Hall
Affiant

STATE OF TN.
COUNTY OF Davidson

Sworn to before me this 9 day of October, 2018.

Eddie N. Morthel
Notary Public
My Commission Expires: 9-16-2020

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and address for person(s) responsible for taxes:

Anthony Hall and Wendy Patrice Hall
1312 N 6th St.
Nashville, TN 37207

Name and address of property owner:

Anthony Hall and Wendy Patrice Hall
1312 N 6th St.
Nashville, TN 37207

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Tom Joy Subdivision, as of record in Book 3600, Page 47, as amended in Book 3836, Page 276, Registers Office for said County.

Said Lot No. 1 fronts 65.1 feet on the westerly margin of North Sixth Street and extends back 172.40 feet on the southerly line and 174.6 feet on the northerly line to a dead line in the rear, measuring 48.9 feet thereon.

Tax ID/APN#: 071 16 0 366.00

True Copy Certification

I, Lauren Murray, 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.

Lauren Murray

Signature

State of New York

County of Orleans

Personally appeared before me, Christopher Reynolds, a notary public for this county and state, Lauren Murray 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:
03/17/2019
Notary' Seal (if on paper)

CHRISTOPHER REYNOLDS
Notary Public, State of New York
No. 01RE5074576
Qualified in Orleans County
Commission Expires on March 17, 2019