AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL180037886LD

THIS DOCUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 090 16 0 057.00

Karen Y Johnson Davidson County
Batch# 153058 DEEDQC
10/22/2018 10:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181022-0104406

QUIT CLAIM DEED

THIS DEED made and entered into on this 5 day of October, 2018, by and between **Robert Guy, an unmarried man and Roxana Guy, an unmarried woman, who acquired title as husband and wife**, a mailing address of 532 American Rd, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Roxana Guy, an unmarried woman**, a mailing address of 532 American Rd, Nashville, TN 37209, 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: 532 American Rd, Nashville, TN 37209

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

Being the same property conveyed to Robert Guy and wife Roxana Guy, in a prior deed from Rita C. Lynch dated October 5, 2007 and recorded October 15, 2007 in the County Recorder's Office in
Instrument No: 20071015-0122013

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).

Executed this 5 day of October, 2018.

Robert Guy

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Robert Guy** 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 5 day of October, 2018.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Executed this 5 day of October, 2018.

Roxana Guy
Roxana Guy

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Roxana Guy** 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, this 5 day of October, 2018.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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.

Roxana Guy

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 5 day of October, 2018.

Ella K. Butler

Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
Roxana Guy
532 American Rd
Nashville, TN 37209

Name and address of property owner:
Roxana Guy
532 American Rd
Nashville, TN 37209

Schedule A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 8TH, FORMERLY THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE PLAN OF CHARLOTTE PARK, SECTION I, AS OF RECORD IN BOOK 2663, PAGE 3, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 80 FRONTS 80 FEET ON THE NORTHERLY SIDE OF AMERICAN ROAD, AND EXTENDS BACK BETWEEN LINES, 167 FEET ON THE WESTERLY SIDE AND 155.9 FEET ON THE EASTERLY SIDE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 68 FEET.

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