Karen Johnson Davidson County
Batch# 198905 DEEDQC
02/25/2019 03:51:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190225-0017081

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Amanda Valentine 1420 Gartland Avenue Nashville, TN 37206	New Owner	08309034300

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Will Holland, unmarried,** by these presents does hereby quitclaim and convey unto **Amanda Valentine, an unmarried woman and James Valentine, an unmarried man,** his/her/their heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Will Holland and Amanda Valentine, husband and wife, and James Valentine, an unmarried man by Warranty deed from Wayne E. Morris, unmarried of record in Instrument No. 20160422-0039544 Register's Office for Davidson County, Tennessee, dated April 21, 2016 and recorded on April 22, 2016.

This is improved property known as 1420 Gartland Avenue Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 21st day of February, 2019.

Affiant

My commission expires: (Affix Seal)

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of February, 2019.

Will Holland

Will Holland

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Will Holland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 20th day of February, 2019.

_____
Notary Public

My Commission Expires:

SEE ATTACHED DOCUMENT

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } **SS**

On 12.20.2019 before me, MARINE TER-POGOSYAN, a Notary Public,

personally appeared WILL HOLLAND,
who proved to me on the basis of satisfactory evidence)to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARINE TER-POGOSYAN
Notary Public - California
Los Angeles County
Commission # 2257424
My Comm. Expires Oct 1, 2022

Signature Marine Ter-Pogossyan

THIS AREA FOR OFFICIAL NOTARIAL SEAL