Karen Johnson Davidson County
Batch# 273712 DEEDQC
08/20/2019 09:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190820-0083266

This Instrument prepared by:

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

Recordation Requested By /
Return to: WFG Lender Services, 2625 Townsgate Rd, Suite 101, Westlake Village, CA 91361

Reference Number: 1292296TN

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Brandon and Meghan Whittaker	**Brandon Whittaker and Meghan Whittaker**	105 05 0 400.00
1019 B Argyle Avenue	**1019 B Argyle Avenue**	
Nashville, TN 37203	**Nashville, TN 37203**	

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, MEGHAN WHITTAKER formerly known as MEGHAN N. PIPKIN, now married, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto BRANDON WHITTAKER and MEGHAN WHITTAKER, husband and wife, as joint tenants, hereinafter referred to as "Grantee", whose mailing address is: 1019 B Argyle Avenue, Nashville, TN 37203, their 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 Lot No. 12 in A.V. Jones Subdivision of Blocks 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 of Jones and Dudley's Addition, a plan of said A.V. Jones subdivision of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tax ID No.: 105 05 0 400.00

Being the same property conveyed to Meghan N. Pipkin by deed from Richard D. Pipkin, and wife, Mary C. McGrath dated September 24, 2009 and recorded September 29, 2009 as Instrument No. 20090929-0090330, in the Office of the County Register of Deeds for Davidson 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 1019 B Argyle Avenue, Nashville, TN 37203.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of July, 2019.

MEGHAN WHITTAKER formerly known as
MEGHAN N. PIPKIN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MEGHAN WHITTAKER formerly known as MEGHAN N. PIPKIN, 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/her/~~their~~ name(s), on this 18 day of July, 2019.

Notary Public
My Commission expires: 4-28-20

DEREK TRUELOVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 28 2020
COUNTY OF WILSON

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

BRANDON WHITTAKER

MEGHAN WHITTAKER

Subscribed ~~and~~ sworn to before me this 18 day of July, 2019.

Notary Public
My Commission expires: 4-28-20

DEREK TRUELOVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 28, 2020
COUNTY OF WILSON

Derek Truelove
Tennessee
Notary Public
My Comm Exp.
April 28, 2020
County of Wilson

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).