THIS INSTRUMENT PREPARED BY AND RETURN TO: Kari Yoder
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 280626 DEEDQC
09/04/2019 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190904-0089327

Grantee Address
Stephanie Hughes
1257 Mcgavock Pike
Nashville, TN 37216

Mail Tax Statements to:
Stephanie Hughes
1257 Mcgavock Pike
Nashville, TN 37216

QUITCLAIM DEED

***** In Pursuant to Final Decree of Divorce Docket Number 19D483*****

THIS INDENTURE, Made this 24 day of August, 2019, by and between Adam Tanaka and Stephanie Hughes, divorced of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Stephanie Hughes, an unmarried woman of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 1257 MCGAVOCK PIKE, NASHVILLE TN, 37216).

BEING the same premises which Telisa J. Amrozowicz, an unmarried woman in deed dated 4/14/2014 and recorded 4/15/2014 in the DAVIDSON County Recorder's Office in Deed Book Volume 20140415-0031440 granted and conveyed to Adam Tanaka and Stephanie Hughes, husband and wife.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Adam Tanaka

Stephanie Hughes

State of TN

County of Davidson (SS)

On this 24 day of August in the year 2019 before me, the undersigned notary public, personally appeared Adam Tanaka + Stephanie Hughes known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Comm 11/03/20

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $0.00.

Affiant

Subscribed and sworn to before me this 24 day of August, 2019

Notary Public

My Commission Expires: 11/03/20

File No: 267542

TAXPAYER/OWNER: Stephanie Hughes
ADDRESS: 1257 MCGAVOCK PIKE, NASHVILLE TN, 37216

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

File No.: 267542

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Being the westerly 50 feet of Lot No. 60 on the Plan of Kenmore Place, as of record in Plat Book 332, Page 32 and 33, Register's Office for Davidson County, Tennessee.

Said pan of Lot No. 60 fronts 50 feet on the Northerly margin of McGavock Pike, formerly Maxey Lane, and extends back between parallel lines 250 feet to a dead line.

Being the same property as conveyed from Telisa J. Amrozowicz, an unmarried woman to Adam Tanaka and Stephanie Hughes, husband and wife, as set forth in Deed Instrument #20140415-0031440 dated 04/14/2014, recorded 04/15/2014, DAVIDSON County, TENNESSEE.

Tax ID: 07207018000

True Copy Certification

I, Connie Grimes, 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.

Connie Grimes
Signature

State of Pennsylvania

County of Beaver

Personally appeared before me, Norma Ortega, a notary public for this county and state, Connie Grimes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Norma Ortega
Notary's Signature

My Commission Expires: 09/14/2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NORMA ORTEGA
Notary Public
HOPEWELL TWP. BEAVER COUNTY
My Commission Expires Sep 14, 2020