This Instrument prepared by:

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

Karen Johnson Davidson County
Batch# 290684 DEEDQC
09/25/2019 08:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190925-0097173

Return to:
Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Taylor W. Smith and Aubrey D. Smith	Taylor W. Smith and Aubrey D. Smith	076010D02100CO
1123 Lady Nashville Drive	1123 Lady Nashville Dr	
Hermitage, TN 37076	Hermitage, TN 37076	

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, TAYLOR W. SMITH and AUBREY D. SMITH formerly known as AUBREY D. ROUTLEDGE, not Spouses married to each other, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto TAYLOR W. SMITH and AUBREY D. SMITH, Spouses married to each other, hereinafter referred to as "Grantee", whose mailing address is: 1123 Lady Nashville Drive, Hermitage, TN 37076, 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:

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Hermitage, and being described as follows, to-wit:

Being all of Lot No. 21, on the Plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Tax ID No.: 076010D02100CO

BEING the same property conveyed to Taylor W. Smith, a single person, and Aubrey D. Routledge, a single person, by Deed recorded in Instrument No. 20180807-0077594, 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 1123 Lady Nashville Drive, Hermitage, TN 37076.

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 6 day of SEPT, 2019.

TAYLOR W. SMITH

Aubrey D. Smith formerly known as Aubrey D. Routledge

AUBREY D. SMITH formerly known as AUBREY D. ROUTLEDGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TAYLOR W. SMITH, 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 6 day of SEPT, 2019.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that AUBREY D. SMITH formerly known as AUBREY D. ROUTLEDGE, 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 6 day of SEPT, 2019.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $0.00.

Affiant/Grantee

Subscribed and sworn to before me this 6 day of SEPT, 2019.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, SHANNON TAYLOR, 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.

Shannon Taylor
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, DANIEL LUTZ a notary public for this county and state, SHANNON TAYLOR 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: 8-22-20
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Daniel Lutz, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Aug. 22, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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