Karen Johnson Davidson County
Batch# 293876 DEEDQC
10/01/2019 12:11:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20191001-0099953

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Sarah J. Glynn
1017 Joseph Ave
Nashville, TN 37207

SEND TAX BILLS TO:
Sarah J. Glynn
1017 Joseph Ave
Nashville, TN 37207

NEW OWNER'S MAILING ADDRESS:
Sarah J. Glynn
1017 Joseph Ave
Nashville, TN 37207

MAP-PARCEL NUMBER(S): 082 03 0 053.00

5154401
66177703

QUITCLAIM DEED

3435564547

THIS INDENTURE, made this [Date] 20 Sept 2019, by and between Sarah J. Glynn, a single woman, and John Robert Glynn, a married man, who acquired title without marital status, hereinafter referred to as "Grantor", and Sarah J. Glynn, a single woman, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 90, IN SHAPE AND HORN'S ADDITION TO NORTHEAST NASHVILLE, BEING A SUBDIVISION OF PART OF LINDSLEY PROPERTY, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN BOOK 161, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1017 Joseph Ave, Nashville, TN 37207

Being the same property conveyed to Grantor by deed dated May 15, 2006 which deed was recorded at Instrument/Case No. 20060524-0060892 in the Land Records for Davidson County on May 24, 2006.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(4): "Deed is a quitclaim deed with no consideration given so no transfer tax results because transfer tax on a quitclaim deed is calculated based only on the actual consideration given."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS: the signature of the Grantor the day and year first above written.

Sarah J. Glynn, Grantor

Sarah J. Glynn, Grantor

STATE OF TN

COUNTY OF Davidson

On this [Date] 9/20/19, before me personally appeared Sarah J. Glynn, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Rodriguez Turner

(Printed Name of Notary Public)

My Commission Expires: 5/20/2020

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TNDL

WITNESS: the signature of the Grantor the day and year first above written.

John Robert Glynn, Grantor

STATE OF California

COUNTY OF Sutter

On this [Date] Sep 13, 2019, before me personally appeared John Robert Glynn, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

A. Rodriguez Medina
Notary Public (Signature of Notary Public)

(OFFICIAL SEAL)

A. Rodriguez Medina
(Printed Name of Notary Public)

A. RODRIGUEZ MEDINA
Notary Public - California
Sutter County
Commission # 2270157
My Comm. Expires Dec 8, 2022

My Commission Expires: Dec 8, 2022

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: CADL

AFFIDAVIT OF VALUE

STATE OF TN

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Sarah J. Glynn, Affiant

Sarah J. Glynn, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] 9/20/2019,

Sarah J. Glynn.

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Rodrigue Turner

(Printed Name of Notary Public)

My Commission Expires: 5/20/2026

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: TNDL

WITNESS the signature of the Affiant.

John Robert Glynn, Affiant

STATE OF California

COUNTY OF Sutter

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] Sep 13, 2019, John Robert Glynn.

A. Rodriguez Medina
Notary Public (Signature of Notary Public)

(OFFICIAL SEAL)

A. RODRIGUEZ MEDINA
Notary Public - California
Sutter County
Commission # 2270157
My Comm. Expires Dec 8, 2022

A. Rodriguez Medina
(Printed Name of Notary Public)

My Commission Expires: Dec 8, 2022

☐ Personally Known OR
☐ Produced Identification [Type of Identification Produced]: CADL

True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne