AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190050045LD

Karen Johnson Davidson County
Batch# 317242 DEEDQC
11/19/2019 08:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191119-0119052

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 091 02 0 295.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 6 day of November, 2019, by and between **Louis N. Sachs, a married person who acquired title as unmarried, joined in execution by his spouse, Lanier P. Sachs and Virginia L. Prichard, an unmarried woman, as tenants in common with rights of survivorship**, a mailing address of 109 Palmore Ct, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Louis N. Sachs and Lanier P. Sachs, husband and wife**, a mailing address of 109 Palmore Ct, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 5507 B New York Ave, Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20150506-0041519, recorded on 05/06/2015 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

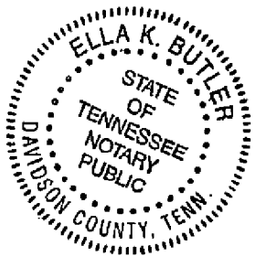
Virginia L Prichard
Virginia L. Prichard

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Virginia L. Prichard**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 6 day of November, 2019.

Ella K Butler
Notary Public
My Commission expires: 09/07/2020



No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Louis N. Sachs

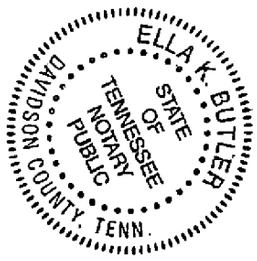
Lanier P. Sachs

STATE OF TN
COUNTY OF Dav

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Louis N. Sachs and Lanier P. Sachs**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 6 day of November, 2019.

Ella K Butler
Notary Public
My Commission expires: 09/07/2020



VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Louis Sachs and Lanier P Sachs
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 6 day of November, 2019.

Ella K Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:

Louis N. Sachs and Lanier P. Sachs
109 Palmore Ct
Nashville, TN 37209

Name and address of property owner:

Louis N. Sachs and Lanier P. Sachs
109 Palmore Ct
Nashville, TN 37209

LEGAL DESCRIPTION

The following described real property in the County of DAVIDSON, State of TN:

Land in Davidson County, Tennessee, being Lot 1416, Block 54, Plan No. 2 of West Nashville, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Parcel/APN/Tax ID: 091 02 0 295.00

True Copy Certification

I, **Jennifer Terranova**, 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.

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022