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

291529
Grantee Address
James K Bard
705 Oak Creek Dr
Antioch, TN 37013

Mail Tax Statements to:
James K Bard
705 Oak Creek Dr
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 317340 DEEDQC
11/19/2019 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191119-0119274

QUITCLAIM DEED

THIS INDENTURE, Made this 11 day of November, 2019, by and between James K. Bard who acquired title as J Kevin Bard and wife, Gayna D Bard, now deceased who passed away on 03/01/2019 in Davidson County TN of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and James K. Bard, a single man of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 705 OAK CREEK DR, ANTIOCH TN, 37013).

BEING the same premises which J. Kevin Bard in deed dated 01/22/1994 and recorded 02/11/1994 in the DAVIDSON County Recorder's Office in Deed Book Volume 9247, page 979, granted and conveyed to J Kevin Bard and wife, Gayna D Bard, tenants by the entirety.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of zero 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.

James K. Bard

State of TN

County of Davidson (SS)

On this 11 day of November in the year 19 before me, the undersigned notary public, personally appeared James F. Bard, 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.

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

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. no money being transferred

James K. Bard

Affiant

Subscribed and sworn to before me this 11 day of November 2019

Notary Public

My Commission Expires: 12-19-21

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No: 291529

TAXPAYER/OWNER: James K Bard
ADDRESS: 705 OAK CREEK DR, ANTIOCH TN, 37013

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 101 on the Final Plat of Oakwood Subdivision, Phase One, as of record in Book 6900, Page 935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed from J. Kevin Bard, to J . Kevin Bard and Gayna D. Bard, husband and wife as set forth in Deed Book 9247 Page 979 dated 10/22/1994, recorded 02/11/1994, Davidson County, Tennessee.

14902005200

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