This Instrument Prepared By:
Coast to Coast Document Services, LLC
c/o Attorney Thomas G. McCroskey
Tennessee Bar # 015569
124 W. Freistadt Road, Unit 64
Thiensville, WI 53092

Karen Johnson Davidson County
Batch# 323431 DEEDQC
12/03/2019 09:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191203-0124210

Return to After Recording:
Matthew Poston and Karen Poston
5672 Chestnutwood Trail
Hermitage, TN 37076
Reference Number: TN549971

QUIT CLAIM DEED

THIS INDENTURE, made this 21 day of November, 20 19, between **MATTHEW POSTON, A MARRIED MAN WHO ACQUIRED TITLE AS AN UNMARRIED MAN, HEREIN JOINED BY HIS SPOUSE, KAREN POSTON,** whose post office address is 5672 Chestnutwood Trail, Hermitage, TN 37076, hereinafter referred to as Grantors, and **MATTHEW POSTON AND KAREN POSTON, HUSBAND AND WIFE, as joint tenants with the rights of survivorship,** whose post office address is 5672 Chestnutwood Trail, Hermitage, TN 37076, hereinafter referred to as Grantees.

WITNESSETH: That said Grantors, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration paid in hand by the Grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed, remised, released and QUIT CLAIMED, and do by these presents hereby grant, bargain, sell, convey, remise, release, and QUIT CLAIM unto the Grantees, all of the Grantors' right, title and interest in the following described premises, to wit:

A Certain tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 125, on the plan of Section Four, Hampton Hall, as shown on plat of record in Plat Book 11700, Page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being that same property conveyed to Matthew Poston, an unmarried man by Deed from Shaun M. Burroughs and wife, Judy Lynn Burroughs dated January 06, 2014 and recorded February 04, 2014 in Instrument No. 20140204-0009756 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

Commonly Known As: 5672 Chestnutwood Trail, Hermitage, TN 37076
Parcel ID: 098-05-0A-116.00

AND ALL the estate, right, title and interest of the Grantors therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein; and to have and to hold the said premises to the Grantees and Grantees' heirs, administrators, successors and assigns forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This Deed was made without the benefit of a title search or opinion, and the preparer of this Deed makes no representation as to the status of the title of the herein described property. The description was provided to the preparer of this deed, and preparer makes no warranty or representation as the accuracy of said description. The preparer of this deed did not participate in the financial closing of this transaction.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on the day and year first above written.

Matthew Poston

Karen Poston

STATE OF TN
COUNTY OF Davidson

On this 21 day of November, 20 19, before me personally appeared Matthew Poston and Karen Poston, to me personally known or provided to me on the basis of satisfactory evidence, to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

WITNESS my hand and official seal.

Shabrekia N. Nesbitt

Notary Public
My Commission expires: August 20, 2023

SHABREKIA N NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 21 day of November, 2019, by Matthew Poston.

Notary Public
Commission Expires: August 20, 2023

SHABREKIA N NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Owner Names &
Property Address and Responsible Party for Taxes:
Matthew Poston and Karen Poston
5672 Chestnutwood Trail
Hermitage, TN 37076

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

True Copy Certification

I, Darell Near, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, Jennifer Gillis, a notary public for this county and state, Darell Near, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Gillis
Notary's Signature

My Commission Expires: 08/28/2020

Notary' Seal (if on paper)

