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

Karen Johnson Davidson County
Batch# 351475 DEEDQC
01/31/2020 09:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200131-0011550

Grantee Address
MITCHELL A GRAY, Jr.
5124 Kensal Dr
Antioch, TN 37013

Mail Tax Statements to:
MITCHELL A GRAY, Jr.
5124 Kensal Dr
Antioch, TN 37013

QUITCLAIM DEED

THIS INDENTURE, Made this 17th day of JAN 2020, by and between Mitchell A. Gray, Jr. and Mia McCain Gray, who acquired title as Mia M. McCain, husband and wife of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Mitchell A. Gray, Jr. and Mia McCain Gray, husband and wife of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 5124 KENSAL DR, ANTIOCH TN, 37013).

BEING the same premises which NVR Inc. T/A Ryan Homes in deed dated 12/6/2018 and recorded 12/7/2018 in the DAVIDSON County Recorder's Office in Deed Book Volume , page 20180828-0085038, granted and conveyed to Mitchell A. Gray, Jr. and Mia M. McCain, husband and wife.

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

Mitchell A. Gray, Jr.

Mia McCain Gray

State of Tennessee

(SS)

County of Davidson

On this 12 day of JAN in the year 2021, before me, the undersigned notary public, personally appeared Mitchell A Gray Jr. Mia McCain Gray 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.

Notary Public

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 $ 0.00 No money being transferred

Affiant

Subscribed and sworn to before me this 12 day of JAN, 2021.

Notary Public
My Commission Expires: 8-27-2023

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 324332

TAXPAYER/OWNER: MITCHELL A GRAY, Jr.
ADDRESS: 5124 KENSAL DR, ANTIOCH TN, 37013

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Kensal Green, Section 2, a Residential P.U.D. Subdivision of record in Instrument No. 20180313-0023861, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property as conveyed from NVR Inc.T/A Ryan Homes to Mitchell A. Gray, Jr., and Mia M. McCain, husband and wife as set forth in Deed Instrument #20181207-0119422, dated 12/06/2018, recorded 12/07/2018, Davidson County, Tennessee.

Being the same property as conveyed from Kensal Green LLC to NVR Inc.as set forth in Deed Instrument #20180828-0085038, dated 08/23/2018, recorded 08/28/2018, Davidson County, Tennessee.

Tax ID: 150 12 0B 220.00

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