AFTER RECORDING RETURN TO:
DEAN JUDSON ABERNATHY, III
GRETCHEN ELAINE ABERNATHY
315 VALERIA ST
NASHVILLE, TN 37210
File No. 01-20002719-02C

This document prepared by:
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Karen Johnson Davidson County
Batch# 357782 DEEDQC
02/13/2020 11:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200213-0016675

Parcel ID No.: 119 01 0 446.00

QUITCLAIM DEED

THIS DEED made and entered into on this 7th day of Feb, 2020, by and between **DEAN JUDSON ABERNATHY, III and GRETCHEN ELAINE ABERNATHY, AS TRUSTEES OF THE DEAN JUDSON ABERNATHY, III, AND GRETCHEN ELAINE ABERNATHY REVOCABLE LIVING TRUST**, a mailing address of 315 VALERIA ST, NASHVILLE, TN 37210, hereinafter referred to as Grantor(s) and **DEAN JUDSON ABERNATHY, III and GRETCHEN ELAINE ABERNATHY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, a mailing address of 315 VALERIA ST, NASHVILLE, TN 37210, 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: 315 VALERIA ST, NASHVILLE, TN 37210

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

Being the same property conveyed to the Grantor in a Deed recorded under Instrument Number 20111222-0100181, recorded on 12/22/2011 in Davidson County, Tennessee.

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

DEAN JUDSON ABERNATHY, III, AS TRUSTEE OF THE DEAN JUDSON ABERNATHY, III, AND GRETCHEN ELAINE ABERNATHY REVOCABLE LIVING TRUST

GRETCHEN ELAINE ABERNATHY, AS TRUSTEE OF THE DEAN JUDSON ABERNATHY, III, AND GRETCHEN ELAINE ABERNATHY REVOCABLE LIVING TRUST

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, DEAN JUDSON ABERNATHY, III and GRETCHEN ELAINE ABERNATHY, AS TRUSTEES OF THE DEAN JUDSON ABERNATHY, III, AND GRETCHEN ELAINE ABERNATHY REVOCABLE LIVING TRUST, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 7th day of Feb, 2020.

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission expires: 1/16/2024

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

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.

Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 7th day of Feb, 2020.

Notary Public
My Commission Expires: 1/16/2024

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

DEAN JUDSON ABERNATHY, III
GRETCHEN ELAINE ABERNATHY
315 VALERIA ST
NASHVILLE, TN 37210

Name and address of property owner:
DEAN JUDSON ABERNATHY, III
GRETCHEN ELAINE ABERNATHY
315 VALERIA ST
NASHVILLE, TN 37210

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE:

BEING LOT NO. 44 ON THE MAP OF OVERHILL CITY AND W.H. FOX SUBDIVISION OF BLOCKS 14, 15, 16, 20, 21, 29 AND 30, CUMBERLAND NURSERIES SUBDIVISION, OF RECORD IN BOOK 332, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL ID NO.: 119 01 0 446.00

PROPERTY COMMONLY KNOWN AS: 315 VALERIA ST, NASHVILLE, TN 37210

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R Carnegie
Notary Signature

Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).