This instrument prepared by:
First American Title Attn: Recording Team
4795 Regent Blvd
Irving, Texas 75063
(877)624-2636

File No.: **1038186LV**

Karen Johnson Davidson County
Batch# 358240 DEEDQC
02/14/2020 08:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200214-0016911

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 01/28/2020 by and between ZACHARY P. LITWACK and MEGHAN TYLER LITWACK, F.K.A. MEGHAN T. COTNEY, HUSBAND AND WIFE , party of the first part, and ZACHARY PAUL LITWACK AND MEGHAN TYLER LITWACK, HUSBAND AND WIFE, , party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by WARRANTY DEED Deed of record in: Book N/A, Page No. N/A or Instrument No.: 201412310119372 in said Registor's office.

X The property is improved with an address of: **5606A LOUISIANA AVE, NASHVILLE, TENNESSEE 37209-2027**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Executed this 28th day of January, 2020, but made effective as of the 16th of October, 2019

Zachary Paul Litwack

Meghan Tyler Litwack

STATE OF **Tennessee**

COUNTY OF Marshall

Personally appeared before me, Kyle Wilson (name of notary public), Zachary P Litwack & Meghan Tyler Litwack the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 01/28/2020.

Notary Public

My Commission Expires: April 24, 2023

KYLE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF **Tennessee**

COUNTY OF Marshall

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

Affiant

Subscribed and sworn to before me this the 01/28/2020.

Notary Public

My Commission Expires: _____

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

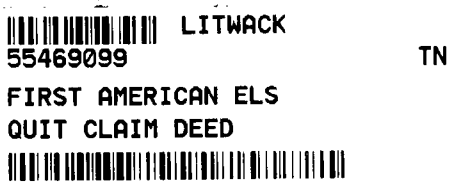
TAX PARCEL NO.:
09106036700

NAME AND ADDRESS OF A PROPERTY OWNER:
ZACHARY PAUL LITWACK AND MEGHAN TYLER LITWACK, HUSBAND AND WIFE
5606A Louisiana Ave
Nashville, TN 37209-2027

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
ZACHARY PAUL LITWACK AND MEGHAN TYLER LITWACK
5606A Louisiana Ave
Nashville, TN 37209-2027

EXHIBIT 'A'

BEING LOT 1513, BLOCK 30, PLAN NO. 2 OF WEST NASHVILLE TENNESSEE, 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.



True Copy Certification

I, Melony Witthaus, 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.

Signature

State of Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Melony Witthaus, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05-10-2020

Notary Seal

ALLYN MORGAN
Notary Public, State of Texas
Comm. Expires 05-10-2020
Notary ID 13065766-2