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

Karen Johnson Davidson County
Batch# 359620 DEEDQC
02/18/2020 12:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200218-0017953

Grantee Address
Ashley Michelle Clem
156 Luna Cir
Nashville, TN 37211

Mail Tax Statements to:
Ashley Michelle Clem
156 Luna Cir
Nashville, TN 37211

QUITCLAIM DEED

THIS INDENTURE, Made this 2nd day of January, 2020, by and between Ashley Michelle Clem a married woman who acquired title as Ashley Watson, a single woman of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Ashley Michelle Clem, a married woman of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 156 LUNA CIR, NASHVILLE TN, 37211).

BEING the same premises which James J. Reese, Jr., a married man in deed dated 1/10/2017 and recorded 1/13/2017 in the DAVIDSON County Recorder's Office in Deed Book Volume 201701130004189, page , granted and conveyed to Ashley Watson, a single woman.

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.

Ashley Michelle Clem

Ashley Michelle Clem

State of Tenn.

County of Davidson (SS)

On this 2 day of Jan. 2020 in the year ___, before me, the undersigned notary public, personally appeared Ashley Michelle Clem

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.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Exp: 3.8.2021

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.

Ashley Michelle Clem
Affiant

Subscribed and sworn to before me this 2 day of Jan, 2020

Notary Public
My Commission Expires: 3.8.2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No: 326954

TAXPAYER/OWNER: Ashley Clem
ADDRESS: 156 LUNA CIR, NASHVILLE TN, 37211

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 605 on the Plan of Cherokee Hills, Section 6, of record in Book 3842, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 605 fronts 39.0 feet on the northeasterly margin of Luna Court and runs back 144.3 feet on the northwesterly line and 173.1 feet on the southerly line to a dead line in the rear on which it measures 161.3 feet.

Being the same property as conveyed from James J. Reese, Jr., a married man to Ashley Watson, a single woman, as set forth in Deed Instrument # 201701130004189, dated 01/10/2017, recorded 01/13/2017, DAVIDSON County, TENNESSEE.

Tax ID: 148-03-0-116.00

True Copy Certification

I, Stephanie Atkins, 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.

Stephanie Atkins
Signature

State of Pennsylvania

County of Beaver

Personally appeared before me, Norma Ortega, a notary public for this county and state, Stephanie Atkins 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: 9-14-2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NORMA ORTEGA
Notary Public
HOPEWELL TWP, BEAVER COUNTY
My Commission Expires Sep 14, 2020