Karen Johnson Davidson County
Batch# 362682 DEEDQC
02/25/2020 08:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200225-0020564

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Realty Data Company, 55 South Main Street, Naperville, IL 60540

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Paul J. Zantos and Devra R. Lane	Paul J. Zantos and Devra R. Lane	072 15 0 169.00
1613 Porter Avenue	1613 Porter Avenue	
Nashville, TN 37206	Nashville, TN 37206	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, DEVRA R. LANE, as to an undivided 50% interest, and PAUL J. ZANTOS, as to undivided 50% interest, now wife and husband, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto PAUL J. ZANTOS and DEVRA R. LANE, husband and wife, hereinafter referred to as "Grantee", whose mailing address is: 1613 Porter Avenue, Nashville, TN 37206, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Lot No. 52 of the Porter Road Subdivision, recorded in Plat Book 843, page 38, Register's Office for Davidson County, Tennessee. Said Lot No. 52 fronts 50 feet on the Westerly side of Potter Avenue and runs back Westerly between parallel lines 150 feet to a dead line.

Tax ID No.: 072 15 0 169.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20170615-0059969, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1613 Porter Avenue, Nashville, TN 37206.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11 day of February, 2020.

DEVRA R. LANE

PAUL J. ZANTOS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DEVRA R. LANE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 11 day of February, 2020.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020

MALCOLM H. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PAUL J. ZANTOS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 11 day of February, 2020.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020

MALCOLM H. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

VALUATION AFFIDAVIT

I/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/Grantee

Subscribed and sworn to before me this 11 day of February, 2020.

Malcolm H. Butler

Notary Public

My Commission expires: 9-7-2020

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Melissa L. Allshouse, 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 Pennsylvania

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lori A. Calhoun

Melissa L. Allshouse

Notary's Signature

My Commission Expires: 9/2/2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Lori A. Calhoun, Notary Public
Allegheny County
My commission expires September 2, 2022
Commission number 1021992
Member, Pennsylvania Association of Notaries