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# 364202 DEEDQC
02/27/2020 09:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200227-0021768

Grantee Address
Derrick Smallwood
2625 Woodberry Dr
Nashville, TN 37214

Mail Tax Statements to:
Derrick Smallwood
2625 Woodberry Dr
Nashville, TN 37214

QUITCLAIM DEED

THIS INDENTURE, Made this 29th day of January, 2020, by and between Derrick Smallwood, a married man who acquired title as a single person, and Lindsey Smallwood, a married woman who acquired title as Lindsey Cornelius, a single person of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Derrick Smallwood and Lindsey Smallwood, husband and wife, as joint tenants with rights of survivorship of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 2625 WOODBERRY DR, NASHVILLE TN, 37214).

BEING the same premises which Robert Berard, married in deed dated 08/14/2017 and recorded 08/29/2017 in the DAVIDSON County Recorder's Office in Deed Book Volume 20170829-0088596, granted and conveyed to Derrick Smallwood, a single person and Lindsey Cornelius, a single person.

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

Derrick Smallwood

Lindsey Smallwood

State of Tennessee

County of Davidson (SS)

On this 29th day of January in the year 2020, before me, the undersigned notary public, personally appeared Derrick Smallwood & Lindsey Smallwood 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.

Alexandria Bryant
Notary Public

ALEXANDRIA BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

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 $ 0.00.

Affiant

Subscribed and sworn to before me this 29th day of January, 2020

Alexandria Bryant
Notary Public
My Commission Expires: 05-03-2021

ALEXANDRIA BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

File No: 336190

TAXPAYER/OWNER: Derrick Smallwood
ADDRESS: 2625 WOODBERRY DR, NASHVILLE TN, 37214

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 169 on the "Plan of Woodberry Park" as of record in Book 2133, Pages 117, 118 and 119, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed from Robert Berard, married to Derrick Smallwood, a single person and Lindsey Cornelius, a single person as set forth in Deed Instrument #20170829-0088596, dated 08/14/2017, recorded 08/29/2017, Davidson County, Tennessee.

Tax ID: 096050139.00

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