THIS INSTRUMENT PREPARED BY:
Amy Madden / Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO:
Rachel Joy Balint
7136 COMMONWEALTH Circle
NASHVILLE, TN 37221

Karen Johnson Davidson County
Batch# 364229 DEEDQC
02/27/2020 09:44:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200227-0021816

QUITCLAIM DEED

THIS INDENTURE, Made this 12 day of December, 2019, by and between Joel S Mevis and Rachel Joy Balint who acquired title as Rachel J Mevis, who acquired title as husband and wife now divorced of the County of DAVIDSON, State of Tennessee, party/parties of the first part, Rachel Joy Balint, Single of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is **7136 COMMONWEALTH CIRCLE, NASHVILLE TN, 37221**)

BEING the same premises which Clinton Craun and wife, Rebecca Craun, husband and wife in deed dated 07/30/2015 and recorded 08/03/2015 in the DAVIDSON County Recorder's Office in Deed Book Volume 201508030076232, granted and conveyed to Joel S Mevis and wife, Rachel J Mevis.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Zero and 00/100 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.

Joel S Mevis

Rachel Joy Balint

State of Tennessee

County of Davidson (SS)

On this 12th day of December in the year 2019 before me, the undersigned notary public, personally appeared Joel S. Mevis and Rachel Joy Balint, 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.

Notary Public

OATH OF VALUE

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 12th day of December, 2019.

Notary Public
My Commission Expires: 05-02-2022

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File No: 1136406
TAXPAYER/OWNER: Rachel Joy Balint
ADDRESS: 7136 COMMONWEALTH CIRCLE, NASHVILLE TN, 37221

ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF: Tennessee

COUNTY OF: Davidson

On this 12th day of December 2019, before me, Tuwana J. Bryant, a Notary Public, personally appeared Joel S. Mevis and Rachel Jay Balint,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal: (Seal)

Signature: Tuwana J. Bryant

Printed Name: Tuwana J. Bryant

My commission expires: 05-02-2022

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Description of attached document:

Title or type of document: Quitclaim Deed

Document date: 12-12-2019 Number of pages: 2

Signers other than the names above: N/A

Certificate of Residence

I do hereby certify that the **Tax Billing Address** of the within named grantee/s is

RACHEL JOY BALINT

Name or Mortgage Company

7136 COMMONWEALTH CIRCLE,

Address

NASHVILLE, TN 37221

City, State and Zip Code

I do hereby certify that the **Owner Mailing Address** of the within named grantee/s is

RACHEL JOY BALINT

Name

7136 COMMONWEALTH CIRCLE,

Address

NASHVILLE, TN 37221

City, State and Zip Code

Allegheny County Department of Real Estate – Certificate of Residence Form

Version 3 – 6/10

CHRIS HARMON

CHRIS HARMON

Revised 8-9-09

202002270021816

Exhibit A
Legal Description

The following described real estate is situated in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section Three, Lexington Point Subdivision of record in Instrument No. 20020116-0006331, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed from Clinton Craun and wife, REbecca Craun, h & W to Joel S Mevis and iwfe, Rachel J Mevis as set forth in Deed Instrument #201508030076232 dated 07/30/2015, recorded 08/03/2015, DAVIDSON County, TENNESSEE.

126 15 0B 252./00

True Copy Certification

I, SUZANNE RAFLA, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

Suzanne Rafla

SUZANNE RAFLA

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Steve Bieranowski, the undersigned officer, personally

Appeared SUZANNE RAFLA, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that SHE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
Printed Name:
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
STEVE BIERANOWSKI - Notary Public
Allegheny County
My Commission Expires Mar 9, 2020
Commission Number 1296404