AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190060335LD

Karen Johnson Davidson County
Batch# 377790 DEEDQC
03/26/2020 11:55:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200326-0032912

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 092-13-0-314.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 12 day of Dec, 2019, by and between **Margaret Lane Palubicki F/K/A Margaret Lane Johnson, a married woman joined in execution by her spouse, Zachary John Palubicki and Allen Rhea Rippy, a married man**, a mailing address of 301 37th Avenue North, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Margaret Lane Palubicki, a married woman**, a mailing address of 301 37th Avenue North, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 301 37th Avenue North, Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number 20161104-0116747, recorded on 11/04/2016 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

This is not the homestead property of Allen Rhea Rippy.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Margaret Lane Palubicki F/K/A Margaret Lane Johnson

Zachary John Palubicki

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Margaret Lane Palubicki F/K/A Margaret Lane Johnson and Zachary John Palubicki**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Sumner, this 12 day of Dec, 2019.

Notary Public
My Commission expires: July 27, 2021

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Allen Rhea Rippy

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Allen Rhea Rippy**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Sumner, this 12 day of Dec, 2019.

Notary Public
My Commission expires: July 27, 2021

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Affiant

STATE OF TN
COUNTY OF Sumner

Sworn to before me this 12 day of Dec, 2019.

Notary Public
My Commission Expires: Jan 27, 2021

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and address for person(s) responsible for taxes:

Margaret Lane Palubicki
301 37th Avenue North
Nashville, TN 37209

Name and address of property owner:

Margaret Lane Palubicki
301 37th Avenue North
Nashville, TN 37209

Order No.: 25846799

LEGAL DESCRIPTION

EXHIBIT " A"

The following described property:

Land in Davidson County, Tennessee, being Lot(s) 87, as shown on the map entitled Shields West Nashville Plan, of record in Book 57, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Margaret Lane Johnson and Allen Rhea Rippy, from Polymathic Properties, Inc., a California Corporation, by virtue of a deed dated 10/28/2016, recorded 11/4/2016, in deed instrument no. 20161104-0116747 county of Davidson , state of Tennessee.

Assessor's Parcel No: 092 13 0 314.00

True Copy Cerification

I, Jaimi Petrosky, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jaime Petrosky
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Jaimi Petrosky, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature ~~I have witnessed~~.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries