Karen Johnson Davidson County
Batch# 389600 DEEDQC
04/22/2020 09:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200422-0042150

THIS INSTRUMENT PREPARED BY:
Vantage Point Title
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Andrew Eshelman and Anne Ward Eshelman
5605 A Louisiana Avenue
Nashville, Tennessee 37209

New Owner(S) Address &
Mail Tax Statements To:
Andrew Eshelman and Anne Ward Eshelman
5605 A Louisiana Avenue
Nashville, Tennessee 37209

Property Tax ID#: 091-06-0-447.00
File #: TN576592

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, ANDREW ESHELMAN, A MARRIED MAN HEREIN JOINED BY HIS SPOUSE ANNE WARD ESHELMAN, as Grantor, hereby convey all rights, titles and interests that I may have in to ANDREW ESHELMAN AND ANNE WARD ESHELMAN, HUSBAND AND WIFE, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 091-06-0-447.00

Property Address: 5605 A Louisiana Avenue, Nashville, Tennessee 37209

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 2nd day of Apr. I, 2020.

Andrew Eshelman

Anne Ward Eshelman

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, Andrew Eshelman and Anne Ward Eshelman, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 2nd day of Apr. I, 2020.

Notary Public
My Commission expires: 05-02-2022

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

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

Subscribed and sworn to before me this the 2nd day of Apr. I, 2020.

Notary
My Commission expires: 05-02-2022

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot (s) 1510, in Block 23, as shown on the map entitled Plan No. 2, West Nashville, of Record in Plat Book 57, Page 172, register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to Andrew Eshelman, an unmarried man by Deed from 5605 Louisiana, LLC dated March 29, 2018 and recorded April 02, 2018 in Instrument No. 20180402-0029916 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

Commonly Known As: 5605 A Louisiana Avenue, Nashville, TN 37209
Parcel ID: 091-06-0-447.00

True Copy Certification

I, Darell Near, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, Jennifer Gillis, a notary public for this county and state, Darell Near, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Gillis
Notary's Signature

My Commission Expires: 08/28/2020

Notary' Seal (if on paper)

JENNIFER GILLIS
MY COMMISSION # GG 025131
EXPIRES: August 28, 2020
Bonded Thru Notary Public Underwriters