THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
JASON BART RADER
2121 Tinnin Rd
Goodlettsville, TN 37072

Mail Tax Statements to:
JASON BART RADER
2121 Tinnin Rd
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 389623 DEEDQC
04/22/2020 10:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200422-0042175

QUITCLAIM DEED

THIS INDENTURE, Made this 10 day of April ,2020, by and between Jason Bart Rader who acquired title as Bart Rader and Tara Daniel Rader who acquired title as Tara Rader, husband and wife of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Jason Bart Rader and Tara Daniel Rader, husband and wife as tenants by the entirety of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 2121 TINNIN RD, GOODLETTSVILLE TN, 37072).

BEING the same premises which Bart Rader in deed dated 2/28/2019 and recorded 3/5/2019 in the DAVIDSON County Recorder's Office in Volume #20190305-0019995, granted and conveyed to Bart Rader and Tara Rader, husband and wife.

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

John Bart Rader who acquired title as Jara Daniel Rader who acquired title as

Bart Rader
Jason Bart Rader who acquired title as Bart Rader

Jara Rader
Tara Daniel Rader who acquired title as Tara Rader

State of TN

County of Davidson (SS)

On this 10 day of April in the year 2020, before me, the undersigned notary public, personally appeared Jason Bart Rader + Tara Daniel Rader, 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.

Ella K Butler
Notary Public

Expires: 5/22/22

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 $ 10.00.

John Bart Rader who acquired title as Bart Rader Jara Daniel Rader who acquired title as Jara Rader
Affiant

Subscribed and sworn to before me this 10 day of April, 2020

Ella K. Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No: 295702

TAXPAYER/OWNER: JASON BART RADER
ADDRESS: 2121 TINNIN RD, GOODLETTSVILLE TN, 37072

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 12 on the unrecorded plan of Tinnin Road Estates, on the west side of Tinnin Road and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office for Davidson County, Tennessee. See Tax Map 7, Parcel 78, Tax Assessor's Office Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron rod in the west margin of Tinnin Road, same being the easternmost southeast corner of this tract and the northeast corner of Tract #11 of Tinnin Road Estates (5 .01 acres as per survey of same date), also being 910.52 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #11 North 84 degrees 37 minutes 42 seconds West 1643.31 feet to an iron rod; thence South 22 degrees 12 minutes 52 seconds West 351.76 feet to an iron rod; thence with line of Tract #1 of Tinnin Road Estates (6.60 acres as per survey of same date) North 84 degrees 37 minutes 42 seconds West 350 feet to an iron rod; thence with line of Chris Smith. Hollis George and Alvin Leon Dobbs North 05 degrees 28 minutes 30 seconds East 386.67 feet to an iron rod; thence with line of Tract #13 of Tinnin Road Estates, (6.53 acres as per survey of same date) South 84 degrees 37 minutes 42 seconds East 2086.26 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minutes 01 seconds East 50.68 feet to the point of beginning by Survey of Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, Address: 150 Middle Fork Road. Hartsville, Tennessee 3707, dated June 6, 2001, revised June 29, 2001 .

Also conveyed herewith is an easement for subsurface sewage disposal as shown on the above referenced survey. The easement allows for all necessary installation, connections and maintenance for the subsurface sewage disposal of this Tract.

Being the same property as conveyed from Bart Rader to Bart Rader and Tara Rader, husband and wife as set forth in Deed Instrument #201903050019995 dated 02/28/2019, recorded 03/05/2019, DAVIDSON County, TENNESSEE.

007 00 0 223.00

True Copy Certification

I, Travis Jeffries, 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 Beaver

Personally appeared before me, Norma Ortega, a notary public for this county and state, Travis Jeffries who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

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