AFTER RECORDING RETURN TO:
James Crouch
Kelly Crouch
4433 Kirkbrook Court
Nashville, TN 37221
File No. 17-713385

Karen Johnson Davidson County
Batch# 406815 DEEDQC
05/27/2020 03:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200527-0054687

This document prepared by:
JOHN O. WINDSOR, ESQ.
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866-333-3081

Parcel ID No.: 141-06-0C-161.00-CO

QUITCLAIM DEED

THIS DEED made and entered into on this 30 day of April, 2020, by and between **James Crouch, a married man, joined in execution by his spouse, Kelly Crouch**, a mailing address of 4433 Kirkbrook Court, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **James Crouch and Kelly Crouch, husband and wife, as joint tenants with right of survivorship**, a mailing address of 4433 Kirkbrook Court, Nashville, TN 37221, 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:

Land in Davidson County, Tennessee, being Lot No. 141 on the Final Plat of Riverbridge, Phase 2, Section 2 of record in Instrument No. 20100302-0015635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James Crouch by Warranty Deed of record in Instrument No. 20111103-0085870 said Register's Office.

Commonly known as: 4433 Kirkbrook Court, Nashville, TN 37221

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

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

James Crouch

Kelly Crouch

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, James Crouch and Kelly Crouch, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 30 day of April, 2020.

Notary Public Sophie Bransford
My Commission expires: March 4, 2024

see attached acknowledgment

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

State of TN

County of Davidson

On April 30, 2020 (date), before me, Sophie Bransford (notary),

personally appeared, James Crouch Kelly Crouch (signer),

□ personally known to me

-- OR --

☒ 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

Sophie Bransford

(notary signature)

My Commission Expires: March 14, 2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OPTIONAL INFORMATION:

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

Quit Claim Deed
Title or Type of Document

2
Number of Pages

April 30 2020
Date of Document

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 Davidson

Sworn to before me this 30 day of April, 2020.

Notary Public Sophie Bransford
My Commission Expires: March 6, 2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

James Crouch and Kelly Crouch
4433 Kirkbrook Court
Nashville, TN 37221

Name and address of property owner:

James Crouch and Kelly Crouch
4433 Kirkbrook Court
Nashville, TN 37221

True Copy Certification

I, Tara Reel, 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.

Tara Reel

Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of PLACER }

On 2/7/19 before me, BL Thompson, Notary public,

personally appeared TARA Reel,

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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Notary Public Seal)

B. L. THOMPSON
Notary Public - California
Sacramento County
Commission # 2251746
My Comm. Expires Aug 25, 2022

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