Karen Johnson Davidson County
Batch# 415368 DEEDQC
06/16/2020 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200616-0061736

After Recording Return to:

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
141 05 0A 132.00

QUITCLAIM DEED

[this deed is being executed to update marital status on title]

New Owner/ Property Being Conveyed
Daniel G. Wilson
Meghan H. Shilts
933 Fairdale Court
Nashville, TN 37221

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 11 day of May, 2020, between DANIEL G. WILSON and MEGHAN H. SHILTS, a now married couple both who acquired title as unmarried, residing at 933 Fairdale Court, Nashville, TN 37221, collectively hereinafter referred to as "**Party of the First Part**" and DANIEL G. WILSON and MEGHAN H. SHILTS, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 132 ON THE PLAN OF AVONDALE PARK, PHASE 2, SECTION 2B OF RECORD IN INSTRUMENT NO. 20161103-0116517 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO THE MATTERS NOTED IN SPECIAL WARRANTY DEED RECORDED ON SEPTEMBER 8, 2017 IN INSTRUMENT NO. 20170908-0092459, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER, SUBJECT TO ALL MATTERS OF RECORD IN THE REGISTERS OFFICE OF DAVIDSON COUNTY.

BEING THE SAME PROPERTY AS CONVEYED FROM NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES TO DANIEL G. WILSON, UNMARRIED AND MEGHAN H. SHITS, UNMARRIED BY DEED RECORDED SEPTEMBER 8, 2017 IN INSTRUMENT NO. 20170908-0092459 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 933 Fairdale Court, Nashville, TN 37221
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Daniel G Wilson
DANIEL G. WILSON

Meghan H Shits
MEGHAN H. SHILTS

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 11th day of May, 2020, before me personally appeared DANIEL G. WILSON and MEGHAN H. SHILTS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: March 16, 2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ N/A.

Daniel G Wilson
DANIEL G. WILSON

Meghan H Shits
MEGHAN H. SHILTS

Subscribed and sworn to before me this 11th day of May, 2020.

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: March 16, 2024

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

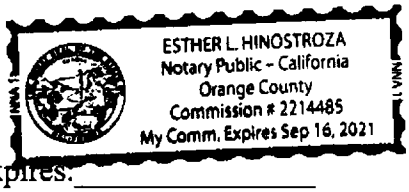
I,____Erika Olivo_____, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Erika Olivo_____ 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:_____
Notary' Seal (if on paper)