Name and Address of New Owner:
Matthew Thomas Pesler and Marianne Renee Mayhan
P.O. Box 11578
Cincinnati, OH 45211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 421269 DEEDQC
06/19/2020 01:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200619-0065609

Map & Parcel No: 083-09-0-077

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew Thomas Pesler** , "the Grantor," convey and quitclaim unto **Matthew Thomas Pesler and Marianne Renee Mayhan, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Situated in Davidson County, Tennessee, being the westerly half of Lot No. 2 of Block No. 2 on the plan of B. H. Baileys Subdivision of part of the Allison property as of record in Book 161, Page 73 in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the southerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Matthew Thomas Pesler by Warranty Deed from Rena Rose Pittenger and Margaret Rose Smith and Billie Rose Daniel dated October 11th 2012 and recorded October 18th 2012 of record in Instrument No. 20121018-0095522 in the Register's Office for Davidson County, Tennessee.

Improved property commonly known as: 1204 Gartland Avenue, Nashville, TN 37206

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8th day of June, 2020.

_____ (SEAL)
**Matthew Thomas Pesler**

STATE OF Ohio )
)
COUNTY OF Hamilton )

NOTARIAL SEAL STATE OF OHIO

KELLY FITE
Notary Public. State of Ohio
My Commission Expires 08-24-2024

Personally appeared before me, a Notary Public in and for said State and County, **Matthew Thomas Pesler** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of June, 2020.

Kelly Fite
Notary Public
My commission expires: 08/24/2024

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 10th day of June, 2020.

_____
Notary Public
My commission expires: 11-8-24

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2024

File # 20-1092

# True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212