Karen Johnson Davidson County
Batch# 441796 DEEDQC
07/22/2020 08:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200722-0080269

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280143720

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 071-040 0 096.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 16 day of July, 2020, by and between **David Holdren, a married man, joined in execution by his spouse Melissa Holdren**, a mailing address of 2522 Flamingo Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **David Holdren and Melissa Holdren, husband and wife, as tenants by the entirety**, a mailing address of 2522 Flamingo Drive, Nashville, TN 37207, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2522 Flamingo Drive, Nashville, TN 37207

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

Being the same property conveyed from the Secretary of Housing and Urban Development to David Holdren in a Cash Deed For Tennessee recorded under Instrument Number 20080530-0055360, recorded on 05/30/2008 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

David Holdren

Melissa Holdren

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned notary public of the aforesaid County and State, David Holdren and Melissa Holdren, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 16 day of July, 2020.

Notary Public
My Commission expires: 11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

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 Tennessee
COUNTY OF Sumner

Sworn to before me this 10 day of July, 2020.

Notary Public
My Commission Expires: 11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

David Holdren and Melissa Holdren
2522 Flamingo Drive
Nashville, TN 37207

Name and address of property owner:

David Holdren and Melissa Holdren
2522 Flamingo Drive
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE, LYING AND BEING IN THE COUNTY DAVIDSON, STATE OF TENNESSEE, TO WIT:

BEING LOT NUMBER 393 ON THE FINAL PLAT OF JOYWOOD HEIGHTS, SECTION 2-A NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W.W. TURNER COMPANY, ENGINEERS AS FOLLOWS:

BEING ON THE WESTERLY MARGIN OF FLAMINGO DRIVE AT A POINT 300 FEET SOUTH OF THE SOUTHEAST CORNER OF THE PROPERTY TO C. G. FRENSLEY, TRUSTEE BY DEED FROM ALLEN DOBSON AND WIFE, OF RECORD IN BOOK 1493, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE CORNER OF LOTS NUMBER 392 AND 393; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 208.4 FEET; THENCE SOUTHWARDLY 50 FEET TO THE CORNER OF LOTS NUMBER 393 AND 394; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 209.9 FEET TO THE WESTERLY MARGIN OF FLAMINGO DRIVE; THENCE WITH SAID DRIVE NORTHWARDLY 50 FEET TO THE BEGINNING.

Parcel ID Number: 071-040 0 096.00

PROPERTY COMMONLY KNOWN AS: 2522 Flamingo Drive, Nashville, TN 37207

True Copy Certification

I, Ashley Brettell, 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.

Ashley Brettell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, **Jennifer M. Bowers**, a notary public for this county and state, **Ashley Brettell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer M. Bowers
Notary's Signature

My Commission Expires: 4-21-21
Notary' Seal (if on paper)

Commonwealth of Pennsylvania
Notarial Seal
JENNIFER M BOWERS – Notary Public
FINDLAY TWP, ALLEGHENY COUNTY
My Commission Expires Apr 21, 2021