Karen Johnson Davidson County
Batch# 446432 DEEDQC
07/29/2020 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200729-0083597

QUITCLAIM DEED

State of Florida
County of Hillsborough

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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and Sworn to before me, this the 28th day of July 2020

Notary Public

ASHLEY MACVICAR
Commission # GG 321056
Expires April 8, 2023
Bonded Thru Budget Notary Services

THIS INSTRUMENT WAS PREPARED BY
American Guardian Title & Escrow, LLC
6162 North US Highway 41, Apollo Beach, FL 33572

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		082-07-0-485
Haliee Herblin and Ross Herblin	Haliee Herblin and Ross Herblin	
625 North 5th Court, Nashville, TN 37207	625 North 5th Court, Nashville, TN 37207	

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, Ross Herblin, a married man, "the Grantor," convey and quitclaim unto **Haliee Herblin and Ross Herblin, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 7 on the Plan of Arrington Heights, Section 3, of record in Book 3300, Page 99, Register's Office for said County.

Being the same property conveyed to Ross Herblin, an unmarried man by Warranty Deed dated 03/26/2018 from Jason Bookman, married of record in Instrument 201803270028693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is the Grantors primary residence

This is improved property known as 625 North 5th Court, Nashville, TN 37207

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).

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28th day of July, 2020.

Ross Herblin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 28th day of July, 2020, by Ross Herblin.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known:_____ OR Produced Identification: Y
Type of Identification
Produced: Driver License

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy of Certification

I, Deborah Ferraro, do hereby make oath that I am a licensed title agent and 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 Florida
County of Hillsborough

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

Notary Signature

My Commission Expires:_____

NOTARY PUBLIC STATE OF FLORIDA

ASHLEY MACVICAR
Commission # GG 321056
Expires April 6, 2023
Bonded Thru Budget Notary Services

202007290083597