Karen Johnson Davidson County
Batch# 452155 DEEDQC
08/06/2020 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200806-0087753

THIS INSTRUMENT PREPARED BY AND RETURN TO: Kari Yoder
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
CHARLES D CULTON
1115 Mary Evelyn Court
Nashville, TN 37217

Mail Tax Statements to:
CHARLES D CULTON
1115 Mary Evelyn Court
Nashville, TN 37217

QUITCLAIM DEED

THIS INDENTURE, Made this 28 day of July, 2020, by and between Charles D. Culton and wife, Ashley L. Culton who acquired title as Charles D. Culton and wife, Bonnie L. Culton of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Charles D. Culton and wife, Ashley L. Culton of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 1115 MARY EVELYN COURT, NASHVILLE TN, 37217).

BEING the same premises which Erica Hayes, an unmarried woman in deed dated 01/25/2002 and recorded 02/01/2002 in the DAVIDSON County Recorder's Office in Deed Book Volume 20020201-0014300, granted and conveyed to Charles D. Culton and wife, Bonnie L. Culton.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100. DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Charles D. Culton

Ashley L. Culton

State of TN

County of Wilson (SS)

On this 28 day of July in the year 2020, before me, the undersigned notary public, personally appeared Charles D Culton Ashley L Culton known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

K. D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 10.

Affiant

Subscribed and sworn to before me this 28 day of July, 2020

Notary Public
My Commission Expires: 2/8/23

K. D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 443665

TAXPAYER/OWNER: CHARLES D CULTON
ADDRESS: 1115 MARY EVELYN COURT, NASHVILLE TN, 37217

Exhibit A

File No.: 443665

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 148-B of the Zone Lot Division Harbor Gate Subdivision, Section Two Lots 148 through 154, as shown by plat of record in Plat Book 6900, Page 251, amending Book 6250, Page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property as conveyed from Erica Hayes, an unmarried woman to Charles D. Culton and wife, Bonnie L. Culton as set forth in Deed Instrument #20020201-0014300, dated 01/25/2002, recorded 02/01/2002, DAVIDSON County, TENNESSEE.

Tax ID: 150-02-0-443-00

True Copy Certification

I, Connie Grimes, 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.

Connie Grimes
Signature

State of Pennsylvania

County of Beaver

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

Norma Ortega
Notary's Signature

My Commission Expires: 09/14/2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NORMA ORTEGA
Notary Public
HOPEWELL TWP. BEAVER COUNTY
My Commission Expires Sep 14, 2020