Karen Johnson Davidson County
Batch# 452482 DEEDQC
08/07/2020 12:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200807-0088186

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Title 365, 345 Rouser Road, Suite 201, Coraopolis, PA 15108
File Number: OS3290-20014284

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Kristen K. Luongo	Kristen K. Luongo	133-11-0-204.00
205 Shawn Drive	205 Shawn Drive	
Nashville, TN 37211	Nashville, TN 37211	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, AMANDA BROOKE IVERSON, divorced-not remarried, and KRISTEN K. LUONGO, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto KRISTEN K. LUONGO, unmarried, hereinafter referred to as "Grantee", whose mailing address is: 205 Shawn Drive, Nashville, TN 37211, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Valley View Meadows, Section III, as of record in Book 3700, page 93, Register's Office for said County.

Said Lot No. 177 fronts 110.0 feet on the southerly side of Shawn Drive and extends back 136. 34 feet or the westerly line and 130.16 feet on the easterly line, to a line in the rear on which it measures 41.90 feet.

Tax ID No.: 133-11-0-204.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20160503-0043656, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 205 Shawn Drive, Nashville, TN 37211.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of July, 2020.

Amanda Brooke Iverson

AMANDA BROOKE IVERSON

KRISTEN K. LUONGO

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that AMANDA BROOKE IVERSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 27th day of July, 2020.

Quentin Isabell

Notary Public
My Commission expires: May 15, 2021

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KRISTEN K. LUONGO, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 27th day of July, 2020.

Notary Public
My Commission expires: May 15, 2021

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant/Grantee

Subscribed and sworn to before me this 27th day of July, 2020.

Notary Public
My Commission expires: May 15, 2021

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Brian Grafton (Signer's Name), 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 Pennsylvania

County of Allegheny

Personally appeared before me, Shannon McIntyre (Notary's Name), a notary public for this county and state, Brian Grafton (Signer's Name), 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: 06/24/2024

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHANNON M MCINTYRE - Notary Public
Allegheny County
My Commission Expires Jun 24, 2024
Commission Number 1270193

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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