THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO:
Shane Tallant and Ashlee Autumn House
617 ROYAL OAKS PLACE, NASHVILLE TN, 37205

Karen Johnson Davidson County
Batch# 456527 DEEDQC
08/13/2020 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200813-0090794

QUITCLAIM DEED

TRANSFER BETWEEN SPOUSES OR FAMILY MEMBERS - EXEMPTION CODE 66-5-209(5)

THIS INDENTURE, Made this 7th day of August, 2020, by and between **Shane Tallant and Ashlee Autumn House who acquired title as Ashlee Autumn Tallant, Husband and Wife** of the County of **Davidson**, State of Tennessee, party/parties of the first part, **Shane Tallant and Ashlee Autumn House, Husband and Wife** of the County of **Davidson**, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is **617 ROYAL OAKS PLACE, NASHVILLE TN, 37205**).

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

Property Address: **617 ROYAL OAKS PLACE, NASHVILLE TN, 37205**

BEING the same premises transferred in a deed dated **4/15/2015** and recorded **04/17/2015** in the **Davidson** County Recorder's Office in Instrument Number **20150417-0034487**, granted and conveyed to **Shane Tallant and Ashlee Autumn Tallant, husband and wife**, the Grantors herein.

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~~, Grantor has executed this deed this 7th day of August, 2020

Shane Tallant **Ashlee Autumn House**

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn.

County of Davidson (SS)

On this 7 day of Aug 2020 in the year ___, before me, the undersigned notary public, personally appeared Shane Tallant and Ashlee Autumn House, 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.

Notary Public
Exp. 3.8.2021

OATH OF VALUE

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

Affiant

Subscribed and sworn to before me this 7 day of Aug, 2020

Notary Public
My Commission Expires: 3.8.2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No: **1358902**

TAXPAYER/OWNER: **Shane Tallant and Ashlee Autumn House**
ADDRESS: **617 ROYAL OAKS PLACE, NASHVILLE TN, 37205**

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, Tennessee:

Being Lot No. 3 of Section A on the Map of the Re-Subdivision of part of Royal Oaks, of record in Book 1424, Page 55, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 100.13 feet on the Westerly side of Royal Oaks Place and runs back 223.5 feet on the Northerly line and 225 feet on the Southerly line, to a dead line, measuring 100 feet theron.

Being the same property as conveyed from Jeffrey D. Wilson by John S. Hicks, Jr., attorney in fact to Shane Tallant and Ashlee Autumn Tallant, husband and wife as set forth in Deed Instrument #20150417-0034487, recorded 04/17/2015, DAVIDSON County, TENNESSEE.

PROPERTY ADDRESS: **617 ROYAL OAKS PLACE, NASHVILLE TN, 37205**
TAX ID: **130-03-0-061-00**

True Copy Certification

I, COREY SMOYER, 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 PA

County of Allegheny

Personally appeared before me, Karen A. Gargaro a notary public for this county and state, COREY SMOYER 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: 03/25/2024
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Karen A. Gargaro, Notary Public
Allegheny County
My commission expires March 25, 2024
Commission number 1297119
Member, Pennsylvania Association of Notaries