AFTER RECORDING RETURN TO:
Corporate Settlement Solutions
25221 Country Club Blvd Suite 235
North Olmsted, OH 44070
File No. CSSTN-422318

This document prepared by:
JOHN O. WINDSOR, ESQ.
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Karen Johnson Davidson County
Batch# 464752 DEEDQC
08/26/2020 02:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200826-0096865

Tax ID No.: 119 14 0 299.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 20 day of August, 20 20, by and between **Donald W. Terrell, Jr., a married man, joined in execution by his spouse, Rachael W. Terrell**, a mailing address of 308 Sunrise Avenue, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Donald W. Terrell, Jr. and Rachael W. Terrell, husband and wife**, a mailing address of 308 Sunrise Avenue, Nashville, TN 37211, 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: 308 Sunrise Avenue, Nashville, TN 37211

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

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20040707-0080297, recorded on 07/07/2004 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).

NotaryCam DocID:5f3d37dba14bb40047b9dce6

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

Donald W. Terrell, Jr.

Rachael W. Terrell

STATE OF OHIO
COUNTY OF STARK

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Donald W. Terrell, Jr. and Rachael W. Terrell**, 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.

Personally Appeared Via Audio/Video Communication

Witness my hand and seal, at office in OHIO, this 20 day of August, 2020.

Notary Public
My Commission expires: 10/19/2020

CHRISTOPHER E MILLER
Notary Public
State of Ohio
My Comm. Expires
October 19, 2020

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

NotaryCam DocID:5f3d37dba14bb40047b9dce6 202008260096865

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 Rachael Terrell

STATE OF OHIO
COUNTY OF STARK

Sworn to before me this 20 day of August, 2020.

Notary Public
My Commission Expires: 10/19/2020

CHRISTOPHER E MILLER
Notary Public
State of Ohio
My Comm. Expires
October 19, 2020

Personally Appeared Via Audio/Video Communication

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

Donald W. Terrell, Jr. and Rachael W. Terrell
308 Sunrise Avenue
Nashville, TN 37211

Name and address of property owner:

Donald W. Terrell, Jr. and Rachael W. Terrell
308 Sunrise Avenue
Nashville, TN 37211

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Exhibit A

The land referred to is situated in the of the County of **Davidson**, State of **Tennessee**, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Stump's Sunrise Heights Subdivision, of record in Book 421, page 17, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Donald W. Terrell, Jr. by deed from Terry Weeks and wife, Holly Hooper dated July 7, 2004 in Book NA Page NA Instrument 20040707-0080297, Davidson County Registry.

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True Copy Certification

I, Heather Reller, 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 OH

County of Cuyahoga

Personally appeared before me, Jocelyn Grandberry, a notary public for this county and state, Heather Reller who acknowledges that this certification of an electronic document is true and correct.

Notary's Signature Jocelyn Grandberry

My Commission Expires: 11/28/2022

Notary' Seal (if on paper)

NOTARIAL SEAL
STATE OF OHIO

JOCELYN GRANDBERRY
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Lorain County
My Comm. Exp. 11/28/2022