Karen Johnson Davidson County
Batch# 466346 DEEDQC
08/28/2020 01:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200828-0097960

File Number: 2075515R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Kelly Ann Kolar** and **Benjamin W. Sawyer**, 2408 Barclay Drive, Nashville, TN 37206

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**083 11 0 131.00**

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**QUITCLAIM DEED**
**Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)**

**Kelly Ann Kolar a/k/a Kelly Kolar**, married to grantee, whose mailing address is **2408 Barclay Drive, Nashville, TN 37206**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Kelly Ann Kolar** and **Benjamin W. Sawyer**, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **2408 Barclay Drive, Nashville, TN 37206**, the following real property:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE PLAN OF EASTLAND ACRES, SECTION I OF RECORD IN PLAT BOOK 2133, PAGE 103, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**BEING THE SAME PREMISES CONVEYED UNTO KELLY KOLAR, BY VIRTUE OF WARRANTY DEED FROM FRANKIE POPE PRATT, UNMARRIED, DATED SEPTEMBER 16, 2014, RECORDED SEPTEMBER 30, 2014, IN INSTRUMENT: 20140930-0090083.**

**Property Address is: 2408 Barclay Drive, Nashville, TN 37206**

Executed by the undersigned on 8/18/2020, 2020:

**Kelly Ann Kolar a/k/a Kelly Kolar**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 8/18, 2020 by **Kelly Ann Kolar a/k/a Kelly Kolar** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of August, 2020.

Affiant

Kelly A. Kolar
Print Name

(Seal)

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

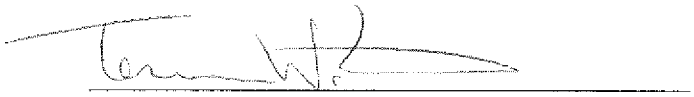
9/6/2022

James Everett
Print Name

CTIC# _____

# True Copy Certification

I, ____Terence Watson_____, 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 ____Montgonmery_____

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Terence Watson, 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: _____

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries