Karen Johnson Davidson County
Batch# 476983 DEEDQC
09/16/2020 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200916-0105847

Return To:
American Home Title, LLC
4501 Charlotte Park Drive, Suite 120
Charlotte, NC 28217

Order Number:
200629553TN

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 7TH day of SEPTEMBER, 2020, by and between **RYAN EDWARD DECKER, a married man**, hereinafter known and referred to as **GRANTOR**, and **RYAN EDWARD DECKER and KAITLYN A. DECKER, husband and wife**, whose tax mailing address is 628 Vinson Drive, Nashville, TN 37217, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **Ten and No/100 Dollars ($10.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

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

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 58 on the Plan of Curreywood Acres, Section I, of record in Book 2133, pages 109 and 110, Register's Office for said County. Said Lot No. 58 fronts 125 feet on the southerly margin of Vinson Drive and runs back 330.2 feet on the easterly side and 320 feet on the westerly side to a dead line measuring 125.4 feet.

Being the same parcel conveyed to Ryan Edward Decker from Steven N. Phillips and Amy Phillips, by virtue of a Deed dated May 16, 2014, recorded May 20, 2014, as Instrument No. 201405200043242 County of Davidson, State of Tennessee.

Assessor's Parcel No: 134 01 0 044.00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one or both spouses to the original grantor or grantors in the instrument and the original grantor's spouse, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

RYAN EDWARD DECKER

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

The undersigned, a Notary, does certify that on this 7TH day of SEPTEMBER, 20 20, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **RYAN EDWARD DECKER.**

Notary Public
My Commission Expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Ryan Edward Decker & Kaitlyn A. Decker
628 Vinson Drive
Nashville, TN 37217

Property Owner and Address:
Ryan Edward Decker & Kaitlyn A. Decker
628 Vinson Drive
Nashville, TN 37217

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 37402

True Copy Certification

I, John Midler, 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.

John Midler

Signature

State of NC

County of MECKLENBURG

Personally appeared before me, JAMIE S. WEYANT, a notary public for this county and state ~~MECKLENBURG, NC~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

* John Midler

J S Weyant

Notary`s Signature

My Commission Expires: 02/04/2023

Notary Seal (if on paper)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA