RECORDATION REQUESTED BY / RETURN TO:
WFG Lender Services
5000 Legacy Drive, Suite 190
Plano, TX 75024
File No. 1554821TN

Karen Johnson Davidson County
Batch# 477786 DEEDQC
09/17/2020 09:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200917-0106438

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 061-12-0-001-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 22 day of June, 2020, by and between **Justin Bow, an unmarried man and Alyssa Borg, an unmarried woman, who acquired title as husband and wife**, a mailing address of 1135 Eastdale Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Justin Bow, an unmarried man and Alyssa Borg, an unmarried woman**, a mailing address of 1135 Eastdale Avenue, Nashville, TN 37216, 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: 1135 Eastdale Avenue, Nashville, TN 37216

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

Being the same property conveyed from Wayne Williams and Carol Williams, husband and wife to Justin Bow and Alyssa Borg, husband and wife, in a Warranty Deed recorded under Instrument Number 20160616-0061049, recorded on 06/16/2016 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).

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

Justin Bow

STATE OF Arizona
COUNTY OF Pima

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Justin Bow, 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.

Witness my hand and seal, at office in Tucson, AZ, this 22 day of June, 2020.

Notary Public
My Commission expires: 3-26-22

EVAN STEINBERG
Notary Public - Arizona
Pima County
My Commission Expires
March, 26, 2023
Commission # 559893

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

Alyssa Borg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Alyssa Borg, 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.

Witness my hand and seal, at office in Nashville, TN, this 23rd day of June, 2020.

Notary Public
My Commission expires: 3.23.2021

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

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

STATE OF Arizona
COUNTY OF Pima

Sworn to before me this 22 day of June, 20 20.

Notary Public
My Commission Expires: 3-26-23

EVAN STEINBERG
Notary Public - Arizona
Pima County
My Commission Expires
March, 26, 2023
Commission # 559699

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

Justin Bow and Alyssa Borg
1135 Eastdale Avenue
Nashville, TN 37216

Name and address of property owner:

Justin Bow and Alyssa Borg
1135 Eastdale Avenue
Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 140 ON THE PLAN OF EASTDALE PLACE OF RECORD IN PLAT BOOK 547, PAGE(S) 29 AND 30, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED TO Justin Bow and Alyssa Borg, husband and wife BY DEED FROM Wayne Williams and Carol Williams, husband and wife DATED June 10, 2016 AND RECORDED June 16, 2016 UNDER Instrument Number 201606160061049 OF THE Davidson COUNTY, TN RECORDER'S OFFICE.

APN: 061-12-0-001-00

PROPERTY COMMONLY KNOWN AS: 1135 Eastdale Avenue, Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Autumn R Carnegie, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Tina Darick, a notary public for this county and state,
Notary's Name

Autumn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2-10-2021

NOTARY'S SEAL

COMMONWEALTH OF ...
NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10 2021

NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10 2021

(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).

SA0241

00569731