This instrument prepared by:
Maria Rodriguez-Caballero
346 Brinkley Dr.
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 479797 DEEDQC
09/21/2020 11:00:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200921-0107839

Owner/Responsible Taxpayer
Jonathan M. Deen
346 Brinkley Dr.
Nashville, TN 37211

Tax Map Parcel No.: 147 01 0 125.00

QUITCLAIM DEED

M.I.S. FILE NO
180170

THIS INSTRUMENT, made and entered into this 10th day of September, 2020, by and between Maria Rodriguez-Caballero, a married woman, joined by her husband Jonathan M. Deen, whose address is 346 Brinkley Dr., Nashville, TN 37211, ("Grantor"), and Jonathan M. Deen, a married man, whose address is 346 Brinkley Dr., Nashville, TN 37211, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Grantor by Deed dated May 3, 2017 from Michael D. Estok and Emily R. Estok of record in Instrument Number 20170504-0044251 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 346 Brinkley Dr., Nashville, TN 37211

WITNESS the hand and seal of the party of the first part the day and year first above written.

Maria Rodriguez Caballero by Hubert Crouch, her attorney-in-fact

Maria Rodriguez-Caballero, signed by Hubert Crouch, as authorized by Power of Attorney, currently executed and duly enforced

Jonathan M. Deen by Doris Crouch, his attorney-in-fact

Jonathan M. Deen, signed by Doris Crouch, as authorized by Power of Attorney, currently executed and duly enforced

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Personally appeared before me, Karen R. Campbell, a Notary Public in and for said County and State, Maria Rodriguez-Caballero, based upon Hubert Crouch signing as authorized by Power of Attorney, currently executed and duly enforced and Jonathan M. Deen, based upon Doris Crouch signing as authorized by Power of Attorney, currently executed and duly enforced the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2020.

Karen R. Campbell
NOTARY PUBLIC

NOTARY STAMP/SEAL

Notary Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Commitment No 1806170

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON , STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 383 ON THE PLAN OF SECTION TWO CALDWELL HALL, AS OF RECORD IN PLAT BOOK 2900, PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN M. DEEN AND MARIA RODRIGUEZ CABALLERO HUSBAND AND WIFE, BY WARRANTY DEED FROM MICHAEL D. ESTOK AND EMILY R. ESTOK, HUSBAND AND WIFE OF RECORD AS INSTRUMENT # 20170504-0044251 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

Parcel ID: 147 01 0 125.00

Commonly known as 346 BINKLEY Drive, Nashville, TN 37211
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20170504-0044251 in the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
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 is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Maria Rodriguez Caballero by Hubert Crouch, his attorney-in-fact

Maria Rodriguez-Caballero, signed by Hubert Crouch, as authorized by Power of Attorney, currently executed and duly enforced

Jonathan M. Deen by Doris Crouch, his attorney in fact

Jonathan M. Deen, signed by Doris Crouch, as authorized by Power of Attorney, currently executed and duly enforced

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On September 10, 2020 (DATE) before me, Karen R. Campbell (NAME OF NOTARY PUBLIC)

personally appeared Jonathan M. Deen by POA Doris Crouch (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

Place Notary Seal or Stamp Here

Karen R. Campbell
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Affidavit of Value
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

September 10, 2020
DATE OF DOCUMENT

Maria Rodriguez Caballero by POA Hubert Crouch
SIGNER(S) OTHER THAN NAMED ABOVE

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On September 10, 2020 (DATE) before me, Karen R. Campbell (NAME OF NOTARY PUBLIC)

personally appeared Maria Rodriguez Caballero by POA Hubert Crouch (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Place Notary Seal or Stamp Here

Karen R. Campbell
SIGNATURE OF NOTARY

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Jonathan M. Deen by POA Doris Crouch
SIGNER(S) OTHER THAN NAMED ABOVE

TRUE COPY CERTIFICATION

I, Hayley Pavlus, 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.

Hayley Pavlus

State of Ohio
County of Cuyahoga

Personally appeared before me, Jane Sanniti, a notary public for the state of Ohio, Hayley Pavlus who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jane Sanniti

My Commission Expires: 08/06/2022
Notary Seal

