Karen Johnson Davidson County
Batch# 507420 DEEDQC
11/02/2020 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201102-0127882

Return to:
ELEVATED TITLE
1701 BARRETT LAKES BLVD, STE 260
KENNESAW GA 30144

Send Tax Notices to:
PETER JAMES MARQUES AND APRIL MICHELLE MARQUES
3114 KNOBDALE ROAD
NASHVILLE,TN 37214

FILE NO. LTN20121029

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PETER JAMES MARQUES AND APRIL MICHELLE MARQUES	PETER JAMES MARQUES AND APRIL MICHELLE MARQUES	084 12 0 040.00
3114 KNOBDALE ROAD NASHVILLE, TN 37214	3114 KNOBDALE ROAD NASHVILLE, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PETER JAMES MARQUES AND APRIL MICHELLE MARQUES, FORMERLY KNOWN AS APRIL MICHELLE ~~MARQUES~~ SPENCER**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **PETER JAMES MARQUES AND APRIL MICHELLE MARQUES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF LINCOYA HILLS OF RECORD IN BOOK 1835, PAGE 91, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 2 FRONTS 165 FEET ON THE EAST SIDE OF KNOBDALE ROAD, AND RUNS BACK 300.7 FEET ON THE NORTH LINE AND 200 FEET ON THE SOUTH LINE, TO A BROKEN LINE IN THE REAR, MEASURING 211.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH L. LOVELL AND WIFE, DEIDRA R. LOVELL BY WARRANTY DEED FROM JERRY STEVEN CLOYD, BOBBIE SUSAN FERTIG, DAVID BARRY CLOYD, PATRICIA ANN TAYLOR, AND JAMES HEWITT CLOYD OF RECORD IN INSTRUMENT NO. 20151222-0128526, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 17, 2015 AND RECORDED ON DECEMBER 22, 2015.

BEING THE SAME PROPERTY CONVEYED TO PETER JAMES MARQUES AND APRIL MICHELLE SPENCER, BY A DEED DATED ON 12/17/2018 AND RECORDED ON 12/21/2018 AS INSTRUMENT NO. 20181221-0124653 IN THE COUNTY OF DAVIDSON, TENNESSEE.

Property known as, 3114 KNOBDALE ROAD, NASHVILLE, TN 37214

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5 day of October, 2020.

Peter James Marques AND

PETER JAMES MARQUES ~~AND~~

April Michelle Marques, F/K/A April Michelle Marques Spencer

APRIL MICHELLE MARQUES, F/K/A APRIL MICHELLE ~~MARQUES~~ SPENCER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ella K. Butler of the state and county mentioned, personally appeared **PETER JAMES MARQUES AND APRIL MICHELLE MARQUES, F/K/A APRIL MICHELLE ~~MARQUES~~ SPENCER,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 07/09/2024

VALUATION AFFIDAVIT

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 $ 10.00.

Peter James Marques AND

April Michelle Marques, F/K/A April Michelle Marques Spencer
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 5 day of October, 2020

Ella K. Butler
Notary Public
My commission expires: 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Benjamin D. Farrar, Esq., 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 Georgia

County of Paulding

Personally appeared before me, Angela Callahan, a notary public for this county and state, Benjamin D. Farrar, 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: 7/18/2022
Notary' Seal (if on paper)

OFFICIAL SEAL
ANGELA CALLAHAN
Notary Public, Georgia
PAULDING COUNTY
My Commission Expires
JULY 18, 2022