RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 511776 DEEDQC
11/09/2020 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201109-0131296

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 2020.

NOTARY PUBLIC

My commission expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane Stratton and Angela P. Stratton 1139 McAlpine Nashville, TN 37216	New Owner	061-11-0-253.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and for the purpose of creating a tenancy by the entireties between the parties pursuant to T.C.A. §66-1-109, the undersigned, **Shane Stratton,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Shane Stratton and Angela P. Stratton, husband and wife,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Parcel No. 253 on the Final Plat of 1139 and 1201 McAlpine Avenue as shown on Plat of record in 20161129-0125056, 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 property was formerly known as Lot 11 on the Plan of Kennedy & Graves Plan of Monte Vista of record in Plat Book 421, Page 143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shane Stratton by Quitclaim deed from Urban Properties, LLC., a Tennessee limited liability company of record in Instrument No. 20160907-0093958 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 07, 2016.

Being also known as 1139 Mcalpine Ave Nashville, Tennessee 37216.

WITNESS OUR HAND, this 30 day of October, 2020.

Shane Stratton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shane Stratton, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of October, 2020.

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Notary Public

My commission expires:

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024