This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Karen Johnson Davidson County
Batch# 512238 DEEDQC
11/09/2020 12:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201109-0131364

Return to:
Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Nimishkumar Macwan and Cheryl Macwan	Nimishkumar Macwan and Cheryl Macwan	180 02 0A 070.00
1504 Simpson Court	1504 Simpson Court	
Nashville, TN 37211	Nashville, TN 37211	

Exempt pursuant to 67-4-409(a)(4)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, NIMISHKUMAR MACWAN, now married and joined by spouse, LEENA NIMISHKUMAR MACWAN, and CHERYL MACWAN, an unmarried woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto NIMISHKUMAR MACWAN, a married man, and CHERYL MACWAN, an unmarried woman, hereinafter referred to as "Grantee", whose mailing address is: 1504 Simpson Court, Nashville, TN 37211, as joint tenants with the right of survivorship, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Section Two, The Ridge at Stone Creek Park, RS 10 Subdivision of record in Plat Book_____, Page_____, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax ID No.: 180 02 0A 070.00

BEING the same property conveyed to Nimishkumar Macwan, unmarried, and Cheryl Macwan, an unmarried woman, by Deed recorded in Document No. 20190730-0074836, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1504 Simpson Court, Nashville, TN 37211.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of July, 20 20.

NIMISHKUMAR MACWAN
NIMISHKUMAR MACWAN

LEENA NIMISHKUMAR MACWAN
LEENA NIMISHKUMAR MACWAN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that NIMISHKUMAR MACWAN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of July, 20 20.

Notary Public
My Commission expires:

ERIC STEWART
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-17-2024

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LEENA NIMISHKUMAR MACWAN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of July, 20 20.

Notary Public
My Commission expires:

ERIC STEWART
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-17-2024

CHERYL MACWAN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CHERYL MACWAN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of July, 20 20.

Notary Public
My Commission expires:

ERIC STEWART
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-17-2024

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

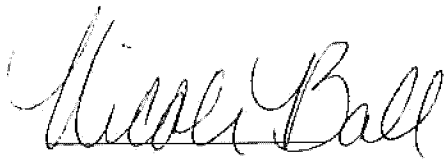
Subscribed and sworn to before me this 13TH day of AUGUST, 2020.

Notary Public
My Commission expires: 09/15/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Shannon Taylor, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Sept. 15, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TRUE COPY CERTIFICATION

I, **Nicole Ball**, 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.



Nicole Ball

State of Pennsylvania

County of Allegheny

Personally appeared before me, Sean Depp, a notary public for this county and state, Nicole Ball, 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: 5/3/2021

Notary's Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sean Depp, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES