AFTER RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9087-AP

Karen Johnson Davidson County
Batch# 518058 DEEDQC
11/18/2020 08:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201118-0135564

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0-. Affiant Subscribed and sworn to before me, this 9th day of November, 2020. Notary Public My commission expires: 8/21/23

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., SUITE A
CLARKSVILLE, TN 37043

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jonah Rogan	Accept ~~**NEW OWNER**~~ New Owner	**045-017.03**
2402 Hammond Dr.		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Deirdre Valentine, Anthony Valentine, and Brian Valentine,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Jonah Rogan,** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Revised Plan of Fisk Park, as of record in Book 2331, Page 114, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to A. Thomas Martin and wife, Sarah R. Martin, by Warranty Deed from AJAX Development Company, dated December 20, 1956, of record in Book 2604, Page 495, Register's Office for Davidson County, Tennessee. A. Thomas Martin died leaving Sarah R. Martin the sole surviving tenant by the entirety. Sarah Martin died testate, devising subject property to Janie Valentine, Richard Lee Rogan and Marion Rogan, or their children *per stirpes* should any of them predecease her. Janie Valentine predeceased her mother, Sarah Martin, and died intestate, leaving three children, Kevin Valentine and Richard Valentine, who survived her, and was predeceased by her daughter, Thayla Valentine. Thayla Valentine died intestate survived by her children Deirdre Valentine, Anthony Valentine, and Brian Valentine, the Grantors herein.

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This is improved property commonly known as 2402 Hammond Dr., Nashville, TN 37208

WITNESS my/our hands this 9th day of November, 2020.

Deirdre Valentine

Deirdre Valentine

Anthony Valentine

Brian Valentine

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deirdre Valentine, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 9th day of November 2020.

My commission expires: 10-21-2024

NOTARY PUBLIC

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Valentine, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 9th day of November 2020.

My commission expires: 10-21-2024

NOTARY PUBLIC

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Valentine, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 9th day of November, 2020.

My commission expires: 10-21-2024

NOTARY PUBLIC

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

