This instrument prepared by:
Roger Conrad
1211 A. Sigler St.
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 543048 DEEDQC
12/29/2020 09:47:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201229-0153916

Owner/Responsible Taxpayer
Roger Conrad and Ella Conrad
1211 A. Sigler St.
Nashville, TN 37203

Tax Map Parcel No.: 081 08 0 433.00

M.L.S. FILE NO
1825154

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 17th day of ~~October~~ December, 2020, by and between Roger Conrad, divorced and not since remarried, whose address is 1211 A Sigler St., Nashville, TN 37203 and Ella Conrad, who acquired title as Ella Harper Conrad, divorced and not since remarried, whose address is 7147 Surfbird Circle, Carlsbad, CA 92011, ("Grantor"), and Roger Conrad, an unmarried man, whose address is 1211 A Sigler St., Nashville, TN 37203 and Ella Conrad, an unmarried woman, whose address is 7147 Surfbird Circle, Carlsbad, CA 92011, as joint tenants with right of survivorship, ("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:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY HALF OF LOT NO. 186 AND THE WESTERLY 35 FEET OF LOT NO. 187, ON THE PLAN OF NORTH NASHVILLE REAL ESTATE COMPANY'S PROPERTY, OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE.

SAID PARTS OF LOT NOS. 186 AND 187 FRONT TOGETHER 60 FEET ON THE SOUTHERLY SIDE OF BUCHANAN STREET, FORMERLY CARROLL STREET, AND RUN BACK BETWEEN PARALLEL LINES 100 FEET TO AN ALLEY 4

DEED TO CHANGE MARITAL STATUS DUE TO DIVORCE FOR NO CONSIDERATION.

Being the same property conveyed to Grantor by Deed dated May 17, 2017 from Charles Justin Harvey and wife, Audra L. Harvey of record as Instrument No. 20170518-0049321 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 513 Buchanan St., Nashville, TN 37208

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

Roger Conrad

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Louis N Ogiemudia, a Notary Public in and for said County and State, Roger Conrad 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 he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of ~~October~~ Dec 2020.

NOTARY STAMP/SEAL

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

Notary Commission Expires: 9-6-22

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.

X _____
Roger Conrad

Witness my hand, at office, this 21 day of ~~October,~~ Dec 2020.

NOTARY STAMP/SEAL

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

Notary Commission Expires: 9-6-22

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

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

Ella Conrad

Ella Conrad

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego) ss.

On 12/17/2020 before me, Andrea McKay, Notary Public, personally appeared Ella Conrad,who 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), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

ANDREA MCKAY
Notary Public - California
San Diego County
Commission # 2332977
My Comm. Expires Sep 1, 2024

(seal)

AFFIDAVIT OF VALUE

STATE OF California)
) SS:
COUNTY OF San Diego)

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.

Ella Conrad

Ella Conrad

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego } ss.

On 12/17/2020 before me, Andrea Mckay, Notary Public, personally appeared Ella Conrad,

who 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), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANDREA MCKAY
Notary Public - California
San Diego County
Commission # 2332977
My Comm. Expires Sep 1, 2024

(seal)

Signature

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

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.

My Commission Expires: 08/06/2022
Notary Seal

