Name and Address of New Owner:
Shane P. Dye and Ashley Dye
423 Moncrief Avenue
Goodlettsville, TN 37072

Send Tax Bills To:
AmeriHome Mortgage Company, LLC
PO Box 77404
Ewing, NJ 08628

Karen Johnson Davidson County
Batch# 543801 DEEDQC
12/31/2020 09:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201231-0154894

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 025-03-0-030

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shane P. Dye,** "the Grantor," conveys and quitclaims unto **Shane P. Dye and Ashley Dye, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> BEING a parcel of land in Goodlettsville, Davidson County, Tennessee, located between the southeasterly and northwesterly legs of Moncrief Avenue and being Lot No. 1 on the plan of RESUBDIVISION OF LOT NO. 45 MONCRIEF SUBDIVISION, as shown by plat of record in Plat Book 6200, Page 815, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Shane P. Dye by Deed dated October 4, 2016 from Stacy Lynn Keith and Megan Lynn Keith, husband and wife, recorded October 6, 2016, in Instrument Number 20161006-0105787, in the Official Records of Davidson County, Tennessee.
>
> Being also known as 423 Moncrief Avenue, Goodlettsville, Tennessee 37072.

Grantor covenants that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23rd day of December, 2020.

Shane P. Dye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, Shane P. Dye, the within named bargainor, 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 official seal this 23rd day of December, 2020.

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 23rd day of December, 2020.

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

True Copy Certification

I, Steve Berneman 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 Tennessee

County of Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021