THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 553820 DEEDQC
01/13/2021 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210113-0006125

Grantee Address
Michael Poston
2408 KIMBERLY DR
NASHVILLE, TN 37214

Mail Tax Statements to:
Michael Poston
2408 KIMBERLY DR
NASHVILLE, TN 37214

QUITCLAIM DEED

THIS INDENTURE, Made this 5th day of January, 2021, by and between Michael E. Poston of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Michael E. Poston and Kathleen Poston, husband and wife of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 2408 KIMBERLY DR, NASHVILLE TN, 37214).

BEING the same premises which Jerry W. Poston (a 31percent interest), Michael E. Poston (a 23percent interest), Raymond L. Poston (a 23percent interest) and Sherra M. Schwartau (a 23percent interest) in deed dated 8/17/2005 and recorded 9/7/2005 in the DAVIDSON County Recorder's Office in Deed Instrument #20050907-0107002, granted and conveyed to Michael E. Poston.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Michael E Poston

State of TN

County of Davidson (SS)

On this 5th day of January in the year 2024 before me, the undersigned notary public, personally appeared Michael E Poston,

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Comm Exp 09/02/24

VALUATION AFFIDAVIT

I (we) swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $_____.

Affiant

Subscribed and sworn to before me this 5th day of January, 2024

Notary Public

My Commission Expires: 09/02/24

File No: 841524

TAXPAYER/OWNER: Michael Poston
ADDRESS: 2408 KIMBERLY DR, NASHVILLE TN, 37214

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

File No.: 841524

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Being Lot No. 321 on the Plan of Sunset View, Section 6, as of record in Book 2900, pages 54 and 55, said Register's Office for Davidson County, Tennessee.

Said Lot No. 321 fronts 105 feet on the northerly side of Kimberly Drive and extends back 233.7 feet on the westerly line and 248.9 feet on the easterly line to a dead line, measuring 93.3 feet thereon.

Being the same property as conveyed from Jerry W. Poston (a 31percent interest), Michael E. Poston (a 23percent interest), Raymond L. Poston (a 23percent interest) and Sherra M. Schwartau (a 23percent interest) to Michael E. Poston as set forth in Deed Instrument #20050907-0107002 dated 08/17/2005, recorded 09/07/2005, Davidson County, Tennessee.

Tax ID: 073-07-0-029-00

True Copy Certification

I, Ryan Marek, do hereby make oath that I am a ~~licensed~~ RM ~~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 Pennsylvania

County of Allegheny

Personally appeared before me, Norma Ortega a notary public for this county and state Ryan Marek 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: 9/14/2024

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
NORMA ORTEGA - Notary Public
Allegheny County
My Commission Expires Sep 14, 2024
Commission Number 1300784