Karen Johnson Davidson County
Batch# 562688 DEEDQC
01/27/2021 03:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210127-0012319

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DISHA C. SPATH
JOSHUA P. SPATH
~~236 TREUTLAND AVENUE~~ 18 Fairview Lane
~~NASHVILLE, TN 37207~~ Mechanicville, NY 12118

CF. TN. 141081 ama

DS JPS

OWNER (SEND TAX BILLS TO):

DISHA C. SPATH
JOSHUA P. SPATH
~~236 TREUTLAND AVENUE~~ 18 Fairview Lane
~~NASHVILLE, TN 37207~~ Mechanicville, NY 12118

DS JPS

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA P. SPATH, also known as JOSHUA PATRICK SPATH, and DISHA C. SPATH, formerly known as DISHA CHHABRA, husband and wife, who acquired title as both unmarried (herein, "Grantor"), whose address is 236 Treutland Avenue, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to DISHA C. SPATH and JOSHUA P. SPATH, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 236 Treutland Avenue, Nashville, TN 37207, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 236 Treutland Avenue, Nashville, TN 37207

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 20 day of November, 2020

PIN NO: 082 11 0 175.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

OATH OF CONSIDERATION

STATE OF Newyork
COUNTY OF Saratoga

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
DISHA C. SPATH

Subscribed and sworn to under oath before me, this 20 day of November, 2020 by DISHA C. SPATH.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4-22-21

MICHELLE L. EDWARDS
Notary Public, State Of New York
Registration Number #01ED6280254
Qualified in Saratoga County
Commission Expires April 22, 2021

Grantee:

Grantee signature: _____
JOSHUA P. SPATH

Subscribed and sworn to under oath before me, this 20 day of November, 2020 by JOSHUA P. SPATH.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4-22-21

MICHELLE L. EDWARDS
Notary Public, State Of New York
Registration Number #01ED6280254
Qualified in Saratoga County
Commission Expires April 22, 2021

GRANTOR:

Joshua P. Spath, also known as Joshua Patrick Spath
JOSHUA P. SPATH, also known as JOSHUA PATRICK SPATH

STATE OF New York
COUNTY OF Saratoga

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOSHUA P. SPATH, also known as JOSHUA PATRICK SPATH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of November, 2020.

[Affix Notary Seal]

Michelle L. Edwards
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4-22-21

MICHELLE L. EDWARDS
Notary Public, State Of New York
Registration Number #01ED6280254
Qualified in Saratoga County
Commission Expires April 22, 2021

GRANTOR:

Disha C. Spath, formerly known as Disha Chhabra
DISHA C. SPATH, formerly known as DISHA CHHABRA

STATE OF New York
COUNTY OF Saratoga

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DISHA C. SPATH, formerly known as DISHA CHHABRA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of November 2020.

[Affix Notary Seal]

Michelle L. Edwards
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4-22-21

MICHELLE L. EDWARDS
Notary Public, State Of New York
Registration Number #01ED6280254
Qualified in Saratoga County
Commission Expires April 22, 2021

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 ON THE PLAN OF BRYANS ADDITION EDGEFIELD OF RECORD IN PLAT BOOK 21, PAGE 63, THE IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book as Instrument No. 20120613-0051494 on June 13, 2012.

PIN NO: 082 11 0 175.00

STREET ADDRESS: 236 Treutland Avenue, Nashville, TN 37207

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Perre M. Cabell, 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 Mississippi

County of Hancock

Personally appeared before me, Neisha L. Schwartz, a notary public for this county and state, Perre M. Cabell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 126157 NEISHA L. SCHWARTZ Commission Expires Dec. 2, 2022 HANCOCK COUNTY