This instrument prepared by:
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File No.: **1056011LV**

Karen Johnson Davidson County
Batch# 569468 DEEDQC
02/05/2021 12:08:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210205-0017029

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 01/25/2020, by and between **WILLIAM TIFFANY, UNMARRIED, AND LESLIE SIBRANS FKA LESLIE TIFFANY, UNMARRIED, WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, party of the first part, and **WILLIAM TIFFANY, UNMARRIED**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($0.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **NASHVILLE**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **QUITCLAIM DEED** Deed of record in: Book **N/A**, Page No. **N/A** or Instrument No.: **20160817-0085592** in said Registor's office.

X The property is improved with an address of: **6940 HARPETH GLEN TRCE NASHVILLE, TENNESSEE 37221**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

WILLIAM TIFFANY

STATE OF **Tennessee**

COUNTY OF Davidson)

Personally appeared before me, ~~William Tiffany~~ Tracy Lopez (name of notary public), William Tiffany, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this January 25, 2023

Notary Public

My Commission Expires: March 7, 2023

TRACY LOPEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF Davidson)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$0.00 Exempt per T.C.A. 67-4-409(a)(3)(E).**

Affiant

Subscribed and sworn to before me this the January 25, 2023

Notary Public

My Commission Expires: March 7, 2023

TRACY LOPEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Leslie Sibrans
LESLIE SIBRANS

STATE OF **Tennessee**

COUNTY OF Davidson)

Personally appeared before me, Tracy Lopez (name of notary public), Leslie Sibrans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this January 25, 2020

Notary Public

My Commission Expires: March 7, 2023

TRACY LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF Davidson)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$0.00 Exempt per T.C.A. 67-4-409(a)(3)(E).**

Leslie Sibrans
Affiant

Subscribed and sworn to before me this the 25 January 25, 2020

Notary Public

My Commission Expires: March 7, 2023

TRACY LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
155030D03000CO

NAME AND ADDRESS OF A PROPERTY OWNER:
WILLIAM TIFFANY
6940 HARPETH GLEN TRCE
NASHVILLE, TENNESSEE 37221

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
WILLIAM TIFFANY
6940 HARPETH GLEN TRCE
NASHVILLE, TENNESSEE 37221

EXHIBIT 'A'

The Land referred to herein below is situated in the City of NASHVILLE, County of Davidson, State of Tennessee, and is described as follows:

BEING LOT NO. 30 ON THE PLAN OF FIRST REVISION, SECTION 2, ALLENS GREEN, OF RECORD IN BOOK 9700, PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all of that certain property conveyed to WILLIAM TIFFANY AND WIFE, LESLIE TIFFANY, AS TENANTS BY THE ENTIRETY from BILL TIFFANY, ALSO KNOWN AS WILLIAM TIFFANY AND WIFE, LESLIE TIFFANY, by deed dated 07/30/2016 and recorded 08/17/2016 in Instrument Number 20160817-0085592 of official records.

APN #: 155030D03000CO

True Copy Certification

I, Allyn Morgan, 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 _____
Allyn Morgan

State of Texas,

Count of Dallas,

Personally appeared before me, Kayla mcqueery, notary public for this county and state, appeared allyn morgan 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: 6/27/2021

Notary Seal

KAYLA L. MCQUEARY
Notary Public, State of Texas
Comm. Expires 06-27-2021
Notary ID 129432363