Karen Johnson Davidson County
Batch# 573524 DEEDQC
02/12/2021 10:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210212-0020239

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: 20/20 Title, LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Devin T. Shea and Leslie M. Shea	David T. Shea and Leslie M. Shea	072-11-0-073-00
2906 Murray Circle	2906 Murray Circle	
Nashville, Tennessee 37216	Nashville,Tennessee 37216	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of One and 00/100 Dollars ($1.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, LESLIE M. SHEA formerly known as LESLIE M. GARCIA, now a married woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto DEVIN T. SHEA and LESLIE M. SHEA, husband and wife, hereinafter referred to as "Grantee", whose mailing address is: 2906 Murray Circle, Nashville, Tennessee 37216, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Glenmeade Subdivision, of record in Plat Book 974, Page 32, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the Easterly side of Murray Circle and runs back between parallel lines 150 feet to the Westerly line of Lot No. 36 on said Plan.

Tax ID No.: 072-11-0-073-00

BEING the same property conveyed to Leslie M. Garcia, an unmarried woman, by Deed recorded as Instrument No. 20170413-0036069, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2906 Murray Circle, Nashville, Tennessee 37216.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of January, 2021.

Leslie M Shea

LESLIE M. SHEA
formerly known as LESLIE M. GARCIA

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LESLIE M. SHEA formerly known as LESLIE M. GARCIA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of January, 2021.

Notary Public
My Commission expires: November 6 2024

ASHLEY KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Leslie M Shea
Affiant/Grantee

Subscribed and sworn to before me this 25 day of January, 2021.

Notary Public
My Commission expires: November 6, 2024

ASHLEY KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Daniel F. Loughlin JR, 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 Pennsylvania

County of Allegheny

Personally appeared before me, **Anthony Hirak**, a notary public for this county and state, [Daniel F. Loughlin, Jr.] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Anthony Hirak
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Anthony Hirak, Notary Public
O'Hara Twp., Allegheny County
My Commission Expires Feb. 15, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES