Karen Johnson Davidson County
Batch# 582387 DEEDQC
03/03/2021 07:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210303-0027038

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280197099

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 133 04 0A 005.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 12th day of February, 20 21, by and between **SEAN HUBBARD, A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED IN EXECUTION BY HIS SPOUSE, MARGARET HALLGREN,** a mailing address of 512 Twin Oaks Circle, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **SEAN HUBBARD and MARGARET HALLGREN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, a mailing address of 512 Twin Oaks Circle, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 512 Twin Oaks Circle, Nashville, TN 37211

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Sean Hubbard, unmarried, from Mary Ann Echols, unmarried, in a prior Deed recorded under Document Number: 20070329-0037821, recorded on 03/29/2007 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SEAN HUBBARD

MARGARET HALLGREN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, SEAN HUBBARD and MARGARET HALLGREN, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 12th day of February, 2021.

Notary Public
My Commission expires: 8-19-2023

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 12th day of February, 2021.

Notary Public
My Commission Expires: 8-19-2023

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

SEAN HUBBARD and MARGARET HALLGREN
512 Twin Oaks Circle
Nashville, TN 37211

Name and address of property owner:

SEAN HUBBARD and MARGARET HALLGREN
512 Twin Oaks Circle
Nashville, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF NASHVILLE COUNTY OF MIDDLESEX STATE OF CT, DESCRIBED AS:

LAND DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF TWIN OAKS SUBDIVISION - SECTION 2 - PHASE 2, OF RECORD IN INSTRUMENT NO. 20021206-0150674, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

PARCEL ID NUMBER: 133 04 0A 005.00

PROPERTY COMMONLY KNOWN AS: 512 TWIN OAKS CIRCLE, NASHVILLE, TN 37211

True Copy Certification

I, Erica Barnes, 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.

Erica Barnes

Signature

State of PA

County of Allegheny

Personally appeared before me, [Deanna Lynn Barton], a notary public for this county and state, [Erica Barnes] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DeAnna Lynn Barton

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries

My Commission Expires: 4/11/2023

Notary' Seal (if on paper)