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

Grantee Address
AUSTIN SCOTT LUCAS
6544 Chessington Dr
Nashville, TN 37221

Mail Tax Statements to:
AUSTIN SCOTT LUCAS
6544 Chessington Dr
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 598907 DEEDQC
03/24/2021 08:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210324-0038569

QUITCLAIM DEED

THIS INDENTURE, Made this 15 day of March, 2021, by and between Austin Scott Lucas aka Austin Lucas and Lindsay Anne Lucas aka Lindsay Lucas, husband and wife of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Austin Scott Lucas and Lindsay Anne Lucas, 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 6544 CHESSINGTON DR, NASHVILLE TN, 37221).

BEING the same premises which Anna A. MacDougall, unmarried in deed dated 8/9/2019 and recorded 8/12/2019 in the DAVIDSON County Recorder's Office in Deed Book Volume 20190812-0079764, granted and conveyed to Austin Scott Lucas aka Austin Lucas and Lindsay Anne Lucas aka Lindsay Lucas, husband and wife.

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.

Austin Scott Lucas

Lindsay Anne Lucas

State of TN

County of Davidson (SS)

On this 15 day of March in the year 2021 before me, the undersigned notary public, personally appeared Austin Scott Lucas & Lindsay Anne Lucas, 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, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Subscribed and sworn to before me this 15 day of March 2021

Notary Public

My Commission Expires: 09/02/24

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 907824

TAXPAYER/OWNER: AUSTIN SCOTT LUCAS
ADDRESS: 6544 CHESSINGTON DR, NASHVILLE TN, 37221

Exhibit A

File No.: 907824

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

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, Pages 339 through 347, inclusive, as amended in Plat Book 7900, Pages 888 and 889 in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed from Anna A. MacDougall, unmarried to Austin Scott Lucas aka Austin Lucas and Lindsay Anne Lucas aka Lindsay Lucas, husband and wife as set forth in Deed Instrument #20190812-0079764, dated 8/9/2019, recorded 08/12/2019, Davidson County, Tennessee.

Tax ID: 155-08-0C-021-00

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