Karen Johnson Davidson County
Batch# 601362 DEEDQC
03/26/2021 12:41:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210326-0040206

This Instrument prepared by:
K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to:
Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 680301

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Julianne M. Koch and Anthony Gay	Julianne M. Koch and Anthony Gay	072-14-4M-002.00
1600 Straightway Avenue	1600 Straightway Avenue	
Nashville, TN 37206	Nashville, TN 37206	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JULIANNE M. KOCH, a single woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JULIANNE M. KOCH, and ANTHONY GAY, wife and husband, as tenants in common, hereinafter referred to as "Grantee", whose mailing address is: 1600 Straightway Avenue, Nashville, TN 37206, 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, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1600. on the plan of STRAIGHTWAY TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160328-0028721, In the Registers Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Tax ID No.: 072-14-4M-002.00

Being the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20170816-0084087, 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 1600 Straightway Avenue, Nashville, TN 37206.

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 12 day of February 12, 2021.

JULIANNE M. KOCH

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JULIANNE M. KOCH, 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_____day of_____, 20_____.

Notary Public
My Commission expires:

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

JULIANNE M. KOCH

ANTHONY GAY

Subscribed and sworn to before me this_____day of_____, 20___.

Notary Public
My Commission expires:

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee }
County of Davidson } ss.

On this the 12th day of February, 2021, before me,
Day *Month* *Year*

Andrea Blakemore, the undersigned Notary Public,
Name of Notary Public

personally appeared Julianne M. Koch and Anthony Gay,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/22/2024
ROBERTSON COUNTY

Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 2/12/2021 Number of Pages: 3

Signer(s) Other Than Named Above: _____

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JURAT

State of Tennessee
County of Davidson } ss.

Subscribed and sworn to (or affirmed) before me this
12th (Date) day of February (Month), 2021 (Year), by

Juliana M. Koch
Name of Signer No. 1

Anthony Gay
Name of Signer No. 2 (if any)

Signature of Notary Public

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/22/2024
ROBERTSON COUNTY

Place Notary Seal/Stamp Above

Any Other Required Information (Residence, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

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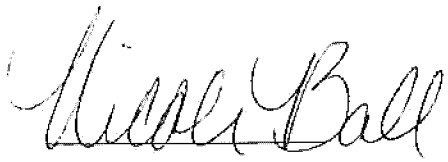
Document Date: 2/12/2021 Number of Pages: 3

Signer(s) Other Than Named Above: _____

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TRUE COPY CERTIFICATION

I, **Nicole Ball**, 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.



Nicole Ball

State of Pennsylvania

County of Allegheny

Personally appeared before me, Sean Depp, a notary public for this county and state, Nicole Ball, 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: 5/3/2021

Notary's Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sean Depp, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES