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

Karen Johnson Davidson County
Batch# 601555 DEEDQC
03/26/2021 03:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210326-0040437

Grantee Address
Kristy Marrero
628 MAPLE TOP DR
ANTIOCH, TN 37013

Mail Tax Statements to:
Kristy Marrero
628 MAPLE TOP DR
ANTIOCH, TN 37013

QUITCLAIM DEED

THIS INDENTURE, Made this 16th day of March, 2021, by and between Kristy Marrero, a single woman of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Kristy Marrero, a single woman, and Mark Breeden a single man of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 628 MAPLE TOP DR, ANTIOCH TN, 37013).

BEING the same premises which Steven Gerald Holmes, Tonda Joyce Holmes-Bogan and Kristy Ann Holmes-Foote in deed dated 5/7/2018 and recorded 5/9/2018 in the DAVIDSON County Recorder's Office in Deed Book Volume 20180509-0044407, granted and conveyed to Kristy Ann Marrero, a single woman.

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.

Kristy Marrero

Kristy Marrero

State of Tennessee

(SS)

County of Williamson

On this 16th day of March in the year 2021 before me, the undersigned notary public, personally appeared Kristy Marrero, 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.

Karen R. Campbell

Notary Public

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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 $0.

Kristy Marrero

Affiant

Subscribed and sworn to before me this 16th day of March, 2021

Karen R. Campbell

Notary Public

My Commission Expires: Nov. 8, 2021

State of TN, County of Williamson

File No: 902974

TAXPAYER/OWNER: Kristy Marrero

ADDRESS: 628 MAPLE TOP DR, ANTIOCH TN, 37013

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Exhibit A

File No.: 902974

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

Being Lot No. 15 on the plan of Maple Valley Subdivision, Section Three of record in Plat Book 6900, page 968, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from Steven Gerald Holmes, Tonda Joyce Holmes-Bogan and Kristy Ann Holmes-Foote to Kristy Marrero, a single woman, as set forth in Instrument 20180509-0044407, dated 5/7/2018, recorded 05/09/2018, DAVIDSON County, TENNESSEE.

Tax ID: 162010D01500CO

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