Karen Johnson Davidson County
Batch# 609803 DEEDQC
04/07/2021 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210407-0046409

Commitment Number: RIN21008378

After Recording, Send To: Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Lelyette Edward Bryan, Jr and **Stephanie H. Bryan**, 5516 Trousdale Dr., Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
 # 160 12 0 150.00

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(4)

Dave Thomas Tough an unmarried man and **Michelle Marie Irwin**, having acquired title as **Micheller Marie Irwin**, an unmarried woman, whose mailing address is **5516 Trousdale Dr., Brentwood, TN 37027**, hereinafter grantors, without consideration paid, grant to **Dave Thomas Tough and Michelle Marie Tough**, as tenants in common, hereinafter grantees, whose tax mailing address is **5516 Trousdale Dr., Brentwood, TN 37027**, the following real property:

Land in Davidson County, Tennessee, being Lot No. 155, PHASE 2, HEARTHSTONE, as shown on plat of record in Plat Book 5200, Page 323, as amended in Book 6257, Page 523, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot No. 155 fronts 100 feet on the Southeasterly margin of Trousdale Drive and extends back 166.01 feet on the Northeasterly line and 189.98 feet on the Southwesterly line to a rear line in the rear, measuring 102.83 feet thereon.
SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

Being the same property as conveyed from Lelyette Edward Bryan, Jr. and Stephanie H. Bryan, husband and wife to Dave Thomas Tough, an unmarried man and Micheller Marie Irwin, an unmarried woman, as tenants in common, dated November 27, 2019 and recorded on November 27, 2019 in Instrument No. 20191127-0123037, Davidson County records.

Tax Parcel # 160 12 0 150.00
Property Address is: 5516 Trousdale Dr., Brentwood, TN 37027

Executed by the undersigned on March 29, 2021:

Dave Thomas Tough

Michelle Marie Irwin

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 29, 2021 by **Dave Thomas Tough** and **Michelle Marie Irwin** who are personally known to me or have produced Drivers Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

ARIANNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Comm Ex. 10-02-2023

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29 day of March, 2021.

Affiant

Dave Turf
Print Name

(Seal)

Notary Public

My commission expires:

10-02-2023

Print Name

ARTRINNA MINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Rebecca Horton, 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.

Rebecca Horton

Signature

State of RI

County of Kent

Personally appeared before me, Nicholas F. Iarocci, a notary public for this county and state, Rebecca Horton 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: 6/26/22

Notary' Seal (if on paper)

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022