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

Grantee Address
CARLA ASHLIE BIRTS
1104 CLAY ST
NASHVILLE, TN 37208

Mail Tax Statements to:
CARLA ASHLIE BIRTS
1104 CLAY ST
NASHVILLE, TN 37208

Karen Johnson Davidson County
Batch# 614069 DEEDQC
04/13/2021 02:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210413-0049259

QUITCLAIM DEED

THIS INDENTURE, Made this 8th day of April, 2021 by and between Carla A. Birts, a married woman who acquired title as Carla A. Northern, an unmarried woman of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Carla A. Birts, a married woman of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 1104 CLAY ST NASHVILLE, TN 37208).

BEING the same premises which Dennis Hoeppner, single in deed dated 04/17/2007 and recorded 04/24/2007 in the DAVIDSON County Recorder's Office in Deed Book Volume 20070424-0048507, granted and conveyed to Carla A. Northern, an unmarried 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.

Carla A. Birts, a married woman

State of TN

County of Davidson (SS)

On this 8 day of April in the year 2021 before me, the undersigned notary public, personally appeared Carla A Birts

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 Com 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 8 day of April, 2021

Notary Public
My Commission Expires: 09/02/24

File No: 901964

TAXPAYER/OWNER: CARLA ASHLIE BIRTS
ADDRESS: 1104 CLAY ST NASHVILLE, TN 37208

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

File No.: 901964

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

Being Lot No. 32 on the Plan of Looby Heights, of record in Plat Book 7900, Page 148, revised in Book 8289, Page 696, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed from Dennis Hoeppner, single to Carla A. Northern, an unmarried woman, as set forth in Deed Instrument #20070424-0048507 dated 04/17/2007, recorded 04/24/2007, DAVIDSON County, TENNESSEE.

Tax ID: 08107059400

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