Karen Johnson Davidson County
Batch# 615928 DEEDQC
04/15/2021 01:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210415-0050531

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Westcor Land Title Insurance Company, 600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-637884

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Brian R. Epling and Melissa Bates	Brian R Epling + Melissa Bates	091070 469.00
5309 Tennessee Ave., Unit A	5309 Tennessee Ave, Unit A	
Nashville, TN 37209	Nashville, TN 37209	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, BRIAN EPLING also known as BRIAN R. EPLING and MELISSA BATES, now a married couple hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto BRIAN R. EPLING and MELISSA BATES, a married couple, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 5309 Tennessee Ave Unit A, Nashville, TN 37209, his/her/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 Lot No. 1214 on the Plan of West Nashville, Plan No. 1, of record in Book 57, Page 74-75, Register's Office of Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of said property.

Tax ID No.: 091 07 0 469.00

BEING the same which Blackacre Development Company, LLC by Deed dated October 6, 2017 and recorded October 11, 2017 in the Office of the County Register of Deeds of the County of Davidson, State of Tennessee in Instrument No. 2017-1011-0104282 conveyed unto Brian Epling, unmarried and Melissa Bates, unmarried, tenants in common with right of survivorship.

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 5309 Tennessee Avenue, Unit A, Nashville, TN 37209.

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 2nd day of Nov, 20 20.

also known as

BRIAN EPLING also known as
BRIAN R. EPLING

MELISSA BATES

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BRIAN EPLING also known as BRIAN R. EPLING, 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 2 day of Nov, 2020.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MELISSA BATES, 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 2nd day of November, 20 20.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

BRIAN R. EPLING

MELISSA BATES

Subscribed and sworn to before me this 2nd day of Nov, 20 20

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Christine Joachim, 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,

SIGNATURE

State of PA
County of Montgomery

Personally appeared before me, Michael Estelle, a notary public for this county and state Christine Joachim who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY SIGNATURE

My Commission Expires 3-19-2023
Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499